



Thursday, October 19, 2006

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**Zoning Ordinances / Restrictive Covenants  
(HEARINGS CLOSED)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 59**

**Subject:** C14H-05-0017 – Baugh-Colby House - Approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1102 Enfield Road (Shoal Creek Watershed) from multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning to multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, 974-6454. A valid petition has been filed in opposition to this rezoning request. A valid petition has been filed in opposition to this rezoning request.

**Additional Backup Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

**For More Information:**

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0017

HLC DATE:

August 22, 2005

September 26, 2005

June 26, 2006

PC DATE:

August 8, 2006

AREA: 16,336 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Baugh-Colby House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1102 Enfield Road

ZONING FROM: MF-3-NP

TO: MF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: August 22, 2005: Initiated a historic zoning case. Vote: 6-0 (Leary absent). September 26, 2005: Granted an indefinite postponement at the request of the property owner. June 26, 2006: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 9-0.

PLANNING COMMISSION ACTION: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 8-0 (Moore absent).

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a preservation priority. It is contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: August 24, 2006: Postponed case to October 5, 2006 at neighborhood's request. October 5, 2006: Closed the public hearing and postponed the case to October 19, 2006.

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old Enfield Homeowners Association

### **BASIS FOR RECOMMENDATION:**

The ca. 1918 house is significant for its architecture and its associations with Dr. Malcolm Y. Colby, a professor of physics at the University of Texas, and as the home of James Baugh, an associate justice in the State Court of Civil Appeals.

### **ARCHITECTURE**

The ca. 1918 Baugh-Colby House is a two-story Prairie School-styled stucco house with a hipped roof, shed-roofed hood over the front door, and segmental-arched sunporch to the left. The Prairie School of design originated in Chicago and was popularized by architects such as Frank Lloyd Wright. The basic tenets of Prairie School design were a low profile house with an emphasis on the horizontality of the composition, banded or grouped windows, and a hipped roof. The Baugh-Colby House exhibits all of the distinguishing features of a Prairie School house.

### **HISTORICAL ASSOCIATIONS**

Mrs. Ethel F. Webster had this house built in 1917-1918. She was a widow, and listed no occupation in the 1918 city directory. The next occupants were Beeman and Nannie Strong in 1920. Strong was an associate judge for the Commission of Appeals. In 1922, the house was occupied by William and Bonnie Marshall. Marshall was the chief accountant at Bennett-Tarlton & Company, cotton exporters. Abner Green, a law professor at the University of Texas, is listed as the owner of the house in 1924. From 1927 through 1933, the house was owned by James and Rose Baugh. Baugh was an associate justice in the State Court of Civil Appeals. The house was rented by Bailey Jones, a repairman, in the early 1940s. From 1947 to 1957, the house was owned and occupied by **Malcolm Colby** (1892-1962), a physics professor at the University of Texas. Colby began teaching at the University of Texas in 1924 in the Physics Department. He became Professor of Physics in 1934, chair of the Department of Physics from 1942 to 1947, and again from 1954 to 1957. He was the Executive Director of the War Research Laboratory and the Military Physics Research Laboratory at the University of Texas until his retirement in 1957. His research included works on crystal structure, X-ray diffraction, and radioactive determination of the age of rocks. He wrote Sound Waves and Acoustics, an advanced undergraduate textbook, in the late 1930s, as well as numerous lab manuals. After Colby retired in 1957, he moved to Rochester, Minnesota, and the house was sold to Robert and Anna Porter, who owned the house until recently.

**PARCEL NO.** 02100005050000

**DEED RECORD:** Docket No. 2001194121TR

**LEGAL DESCRIPTION.** The South part of Lot 29 and the South 105 feet of the East 13.5 feet average of Lot 28, Outlots 6-8, Division Z, Enfield "A"

**ANNUAL CITY TAX ABATEMENT:** \$1,174 (Owner-occupied rate); \$587 (Income-producing rate).

**APPRAISED VALUE:** \$396,123

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNER

Peter Gardere  
1509 Juliet Street  
Austin, Texas 78704

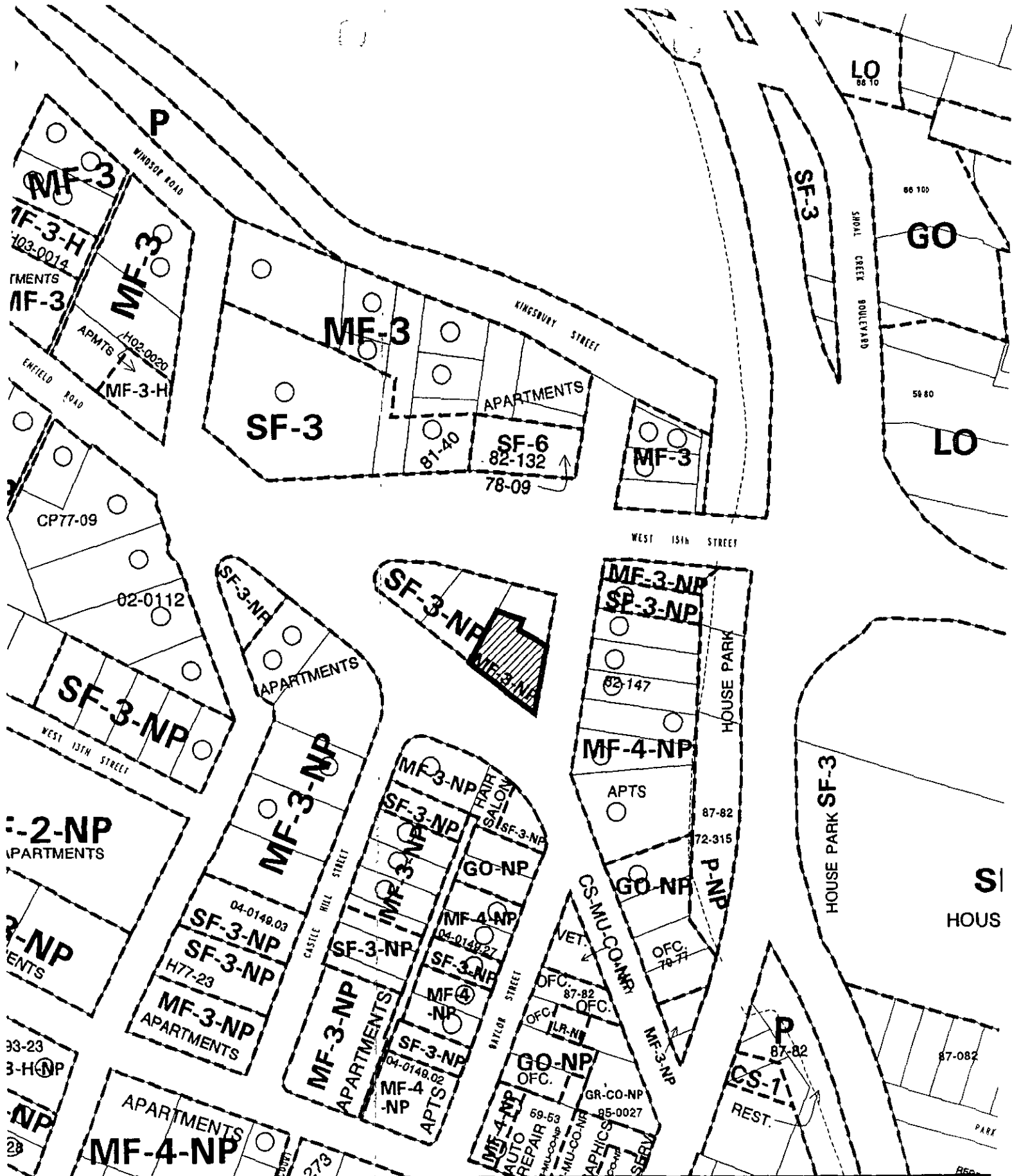
DATE BUILT: ca. 1918


ALTERATIONS/ADDITIONS: None apparent; house is presently boarded up.

ORIGINAL OWNER(S): Mrs. Ethel Felder Webster (1918)

OTHER HISTORICAL DESIGNATIONS:

None.



 1" = 200'	SUBJECT TRACT	NATIONAL REGISTER DISTRICT PERMIT		CITY GRID REFERENCE NUMBER H23
	PENDING CASE	CASE #: NRD-05-0051		
	ZONING BOUNDARY	ADDRESS 1102 ENFIELD RD		
	CASE MGR: S SADOWSKY	DATE 05-06		
		SUBJECT AREA (acres): N/A		INTLS: SM

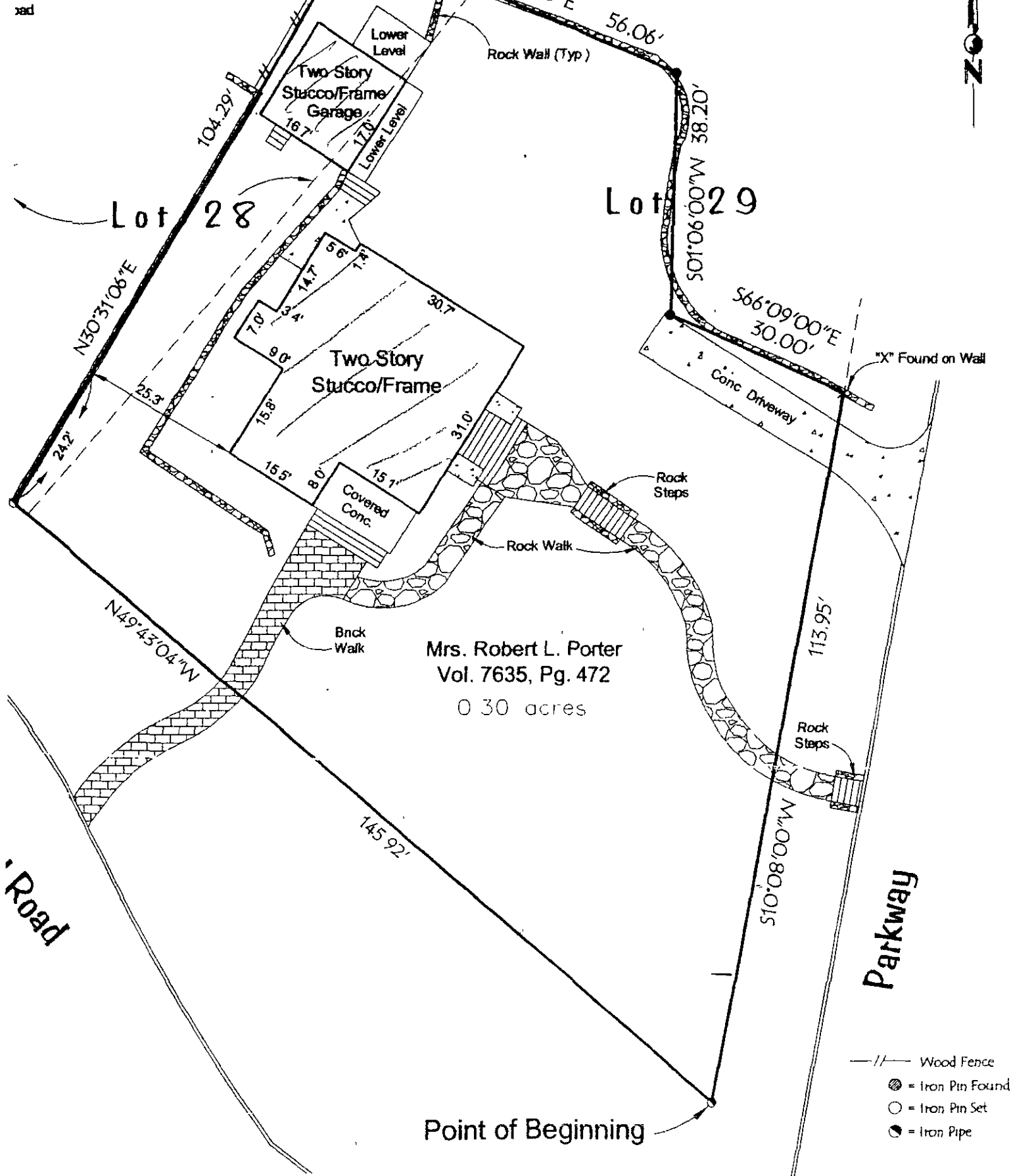


1102 Enfield Road  
ca. 1918

PART OF A PORTION OF LOTS  
 'A', A SUBDIVISION OF PART  
 , IN DIVISION "Z" OF THE CITY  
 DED IN VOLUME 3, PAGE 44,  
 RAVIS COUNTY, TEXAS, SAID  
 RTICULARLY DESCRIBED IN  
 HED FIELD NOTES.

Scale 1 = 20'

N  
 Z



TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 120726

ACCOUNT NUMBER: 02-1000-0505-0000

PROPERTY OWNER:

GARDERE PETER ALEXANDER  
3102 PECOS ST  
AUSTIN, TX 78703-1149

PROPERTY DESCRIPTION:

S PT OF LOT 29 \*S105' OF E13.5'AV  
OF LOT 28 OLT 6-8 DIV Z ENFIELD A

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1102 ENFIELD RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2004	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2004 \$11,115.40

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/02/2005

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: Joyce Henderson



OCCUPANCY HISTORY  
2 ENFIELD ROAD

From City Directories, Austin History Center  
By City Historic Preservation Office, September, 2004

1979	Robert L. Porter (Anna), owner Salesman
1975	Robert L. Porter (Anna), owner Salesman, Smith Chrysler-Plymouth
1970	Robert L. Porter (Anna), owner Salesman, Smith Chrysler-Plymouth
1966	Robert L. Porter (Anna), owner No occupation listed
1962	Robert L. Porter, Jr. (Anna), owner Building contractor
1959	Robert L. Porter, Jr. (Anna), owner Carpenter
1957	Malcolm Young Colby (Lacy), owner Professor, University of Texas
1954	Malcolm Y. Colby (Lacy), owner Professor, University of Texas
1952	Malcolm Y. Colby (Lacy), owner Professor, University of Texas
1949	Malcolm Y. Colby (Lacy), owner Professor, University of Texas
1947	Malcolm Y. Colby (Lacy), owner Professor, University of Texas
1944-45	Bailey A. Jones (Linda), renter Repairman NOTE: Malcolm Colby is listed as a professor living at 1825 Travis Heights Boulevard

1942	Bailey A. Jones (Linda), renter No occupation listed
1940	Bailey A. Jones (Linda), renter Repairman
1937	Bailey A. Jones (Linda), renter No occupation listed
1935	Winfield S. Randall (Henrietta) Oil operator NOTE: Bailey Jones is not listed in the directory.
1932-33	James H. Baugh (Rose), owner Associate justice, State Court of Civil Appeals NOTE: Winfield Randall is not listed in the directory
1930-31	James H. Baugh (Rose), owner Associate justice, State Court of Civil Appeals Rose: Instructor, University of Texas
1929	James H. Baugh (Rose), owner Associate justice, State Court of Civil Appeals Rose: Instructor, University of Texas
1927	James H. Baugh (Rose), owner Associate justice, State Court of Civil Appeals Rose: Instructor in English, University of Texas
1924	Abner L. Green (Notra), owner Professor of Law, University of Texas NOTE: James H. Baugh is listed as living at 1309 Brazos Street
1922	William S. Marshall (Bonnie), renter Chief accountant, Bennett-Tarlton & Company, cotton exporters NOTE: Abner Green is listed as rooming at 15 Enfield Road
1920	Beeman E. Strong (Nannie), renter Associate judge, Commission of Appeals NOTE: William S. Marshall is listed as rooming at 405 E. 3 <sup>rd</sup> Street
1918	Mrs. Ethel F. Webster, owner Widow, Harry Webster No occupation listed

1916      No houses listed on Enfield Road  
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**IN MEMORIAM**  
**MALCOLM Y. COLBY**

Dr. Malcolm Y Colby became a member of the faculty of The University of Texas in 1924, as Instructor in Physics. Passing through all the ranks of the faculty, he became Professor of Physics in 1934; and Professor. Emeritus of Physics in 1958. He served also as Executive Director of the War Research Laboratory and later of its successor, the Military Physics Research Laboratory, from December, 1945, to February, 1957. Dr. Colby passed away in Rochester, Minnesota, on December 10, 1962.

Dr. Colby is survived by his wife, Lacy A. Colby of Rochester, Minnesota; his son, Malcolm Y. Colby, Jr., M.D., Rochester, Minnesota; a brother, Bert M. Colby, Madill, Oklahoma; and three sisters, Mrs. Grant Saylor, Honey Grove, Texas; Mrs. Arthur F. Nichols, Austin, Texas; and Mrs. Wyatt Robertson, San Antonio, Texas.

Dr. Colby was born in Honey Grove, Texas, on August 17, 1892. He was married to Lacy Adele Smith on August 10, 1915. He began his career as a teacher in physics, Spanish and Latin in the Lufkin and Devine High Schools. Later he served as manager of a store. When World War I came he was named as Supervisor of the School of Radio Operators at The University of Texas. Following the Armistice he became a bank cashier in Madill, Oklahoma. After six years in that post he became a member of the faculty of The University of Texas.

Dr. Colby received his A.B. degree from The University of Texas in 1915 and his A.M. degree in 1925. The University of Chicago awarded him the doctorate in 1929. His record in graduate studies at The University of Chicago was indeed a distinguished one, the promise of which he lived up to in the fullest in his later researches.

Dr. Colby was Chairman of the Department of Physics from 1942 - 1947, at which time he asked to be relieved because of illness. Following his recovery he became Chairman again in 1954 and served until 1957.

Dr. Colby's services to The University of Texas were many and varied. In addition to his departmental chairmanship and his headship of the War Research Laboratory and the Military Physics Research Laboratory, he served as Councilor for the Oak Ridge Institute of Nuclear Studies as representative of The University of Texas from 1953 to 1957. In that capacity he participated in numerous research conferences on nuclear reactors at Oak Ridge, Raleigh, and elsewhere. He was a member of the Special Study Committee for Physics and Mathematics of the Oak Ridge Council and made outstanding contributions to the deliberations of the Committee. He also served on the Special Programs Committee of the Oak Ridge Council and he was active in all of the regular general meetings of the Council.

At the beginning of his professional career, Dr. Colby's researches were, in the manner customary to physicists in the days of limited graduate student enrollment, highly individualized and self-sufficient. He not only conceived the problem of interest, he built the research equipment in the shop, cured its diseases, took his own readings on whatever instruments were involved, came to his own conclusions, plotted his own graphs, wrote his research papers, typed them and sent them off to the journals. In later years when graduate physics began to come into its own, he was swamped with promising master's and doctoral candidates who associated themselves with him in research.

His research field ranged widely from his early work in vacuum tube techniques, radio frequency measurements, high frequency resistance of condensers, to his later and extensive researches which were in the broad area of crystal structure, X-ray diffraction, range of alpha particles, stopping power of gases, contact potentials, neutron sources and techniques, radioactive determination of the age of rocks and many other topics. He published extensively in "The Physical Review," "The Journal of Scientific Instruments," "The Zeitschrift für Kristallographie," "Journal of the Optical Society of America," "Journal of the Franklin Institute," and other professional journals. He was the author of "Sound Waves and Acoustics," an advanced undergraduate textbook published by Henry Holt and Company in 1938. This textbook is widely

used in colleges and universities and it has formed an extremely valuable textbook basis for the training of young physicists through the years. Another book authored by Dr. Colby was "Light," published by the University Cooperative Society. He also published various laboratory manuals from time to time.

Dr. Colby was a member of the American Physical Society, The Society of the Sigma Xi, American Association for the Advancement of Science, Sigma Pi Sigma, American Society for Engineering Education, American Association of Physics Teachers, Texas State Teachers Association, American Association of University Professors. He is listed in "Who's Who in America," "Who's Who in the Southwest," "American Men of Science," "Leaders in American Science," and "Who Knows and What."

Professor Colby was, in the opinion of those of the Physics Faculty who survive him, the outstanding teacher of all times in the Department. For the beginning student he was ever an inspiration and a challenge. His lectures were beautifully organized, expertly delivered without class notes and well punctuated with human interest and bits of occasional humor. His upper division courses so deeply challenged the junior and senior student that his classes were crowded to the limit of the room. He was the first to establish an extremely successful version of the upper division laboratory in atomic physics which has formed the model of many such advanced laboratories today. His graduate courses were without question of the very highest type in that he motivated the student to be self-sufficient even if he was discouraged almost to the point of giving up. The distinguished list of Dr. Colby's master's and doctor's graduates, the positions they hold, and the attainments they have reached, are an outstanding credit to The University of Texas and to its Department of Physics.

At the University Dr. Colby served on the Faculty Council, the Legislative Council, the Engineering Sciences Placement Committee, the Personnel Policy Committee, the Committee on Work-Study Load for Graduate Students, the Science Fair Work Conference, the Graduate School Research Committee, the Committee on Meteorology, the Research Council Committee, the

Library Committee, the Discipline Committee, the Registration Committee, the Admissions Committee, the Degrees and Courses Committee of the College of Arts and Sciences and of the College of Engineering, Special-Committee on Requirements for the B.A. degree, Special Committee on Visual Aids, Committee on Testing and Guidance, Committee on Acquisition of Surplus War Materials and various scholarship committees. He served as Graduate Adviser in the Department of Physics and as the Placement Representative of the Department of Physics.

Even during his serious illnesses through the last several years of his professorship, Dr. Colby did his teaching and research magnificently. He retained his large following of students at all academic levels and he continued active in the professional journals. The record shows clearly that he was one of the outstanding members of the faculty of all times. His entire interest was in The University of Texas and his work there. No tribute such as this one can delineate his worth to the University.

A. E. Lockenvitz  
J. A. Focht  
C. P. Boner, Chairman

Distributed among the members of the General Faculty by the University Stenographic Bureau,  
September 3, 1963

## **HISTORY OF 2 ENFIELD (1102 ENFIELD) ROAD AUSTIN, TEXAS**

Research by Elizabeth Whitlow  
August 18, 2005

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### **Synopsis**

- Descendents of Governor and Mrs. E. M. Pease, including their grandson Niles Graham, created the Enfield Realty and Home Building Corporation in 1916.
  - They platted the southeast corner of the Pease estate as the "Enfield A" subdivision. This area was bordered by West 12<sup>th</sup> Street on the south, Lorrain Street and Windsor Road on the west, Windsor also on the north, and Parkway (paralleling Shoal Creek) on the east.
  - The first house in this subdivision may have been 1102 Enfield, originally 2 Enfield, built in 1917. (It actually faces Parkway ) It is mentioned in a newspaper when construction was underway. Other houses were built at or about the same time on Enfield, but not mentioned in newspapers. Research is incomplete.
  - The first owner was Mrs. Ethel F. Webster, widow of Harry Webster. The deed record has not been found at this time, although it has been searched for.
  - This is a Prairie and/or Mediterranean style, two-story, stucco house. It was an upscale house in an upscale neighborhood, with beveled glass, tile, and beautiful woodwork. In the past four years while owned by Peter A. Gardere, the doors and windows have been removed and it has deteriorated. However, it can be restored as a charming, beautiful home in a very lovely neighborhood, to continue to fit in with the other homes in the area.
  - Saving this house contributes to the historic housing stock in this city, state, and nation. The value of architectural history to a city, its people, and civilization cannot be overestimated. Saving and restoring this house enhances the value of the area as no modern structure can do.
- 

### **Background**

The estate of Governor and Mrs. Elsha Marshall Pease, which centered on their home, Woodlawn, was beyond the city limits of Austin when they bought the property in 1859. Austin was then a twenty-year old city. Gov. and Mrs. Pease, the first occupants of the



Governor's Mansion, bought Woodlawn from James B. Shaw, who had been Comptroller in the Pease administration. Abner Cook built both of these mansions.

The elder two Pease children, Carrie and Julie, grew up at Woodlawn. (Their younger sister, Anne, died in 1862 or 1863.) Carrie married George Graham, son of Dr. Beriah Graham. (Dr. Graham's house was also built by Abner Cook.) After Carrie Graham died, her sister reared the Graham children, Richard Niles and Carrie Margaret, at Woodlawn. Miss Pease never married. She was known to be deeply attached to the beauty of natural surroundings and did not permit trees on the estate to be cut without her supervision, if at all. She lived until January, 1918.

By then, the next generation was developing part of that estate into Enfield. Business partners were Murray Graham, who is reported [but not yet documented] as a cousin of Niles and Margaret, as well as Paul Crusemann, Margaret's husband.

### **Pease lands and early development**

The Pease family had extensive land holdings around Austin and in other parts of Texas. Niles Graham's early stationery reflects real estate interests by the single word, "Lands."

The family did not live in isolation at Woodlawn, but roads between it and Austin to the east were developed slowly. Windsor Avenue was first, originally appearing in the City Directory in 1895, from Blanco northwest to the city limits. Enfield appeared as a road (from Windsor southwest to three blocks northwest of West 12<sup>th</sup>) in the City Directory of 1916, but no houses had yet been built. Because it lies on the gentlest slope down to Shoal Creek and, connecting with West 12<sup>th</sup> up the Shoal Creek valley into the city, it may have been an unnamed foot path and a horse and buggy road for many years before the area was platted and streets were named (Speculation by this researcher)

### **Original Plat for Enfield –A –**

On June 14, 1914, a plat for "Enfield –A – a Subdivision by R. Niles Graham et al of Part of Outlots 6, 7, and 8 in Division Z of the City of Austin, Travis County, Texas" was laid out with 65 planned lots. The area was bordered on the north by Lorrain Street and Windsor Road, and on the south by Parkway, paralleling Shoal Creek. The west boundary was West 12<sup>th</sup> Street, and the east boundary was Pease Park. (Gov. and Mrs. Pease deeded the park to the city years earlier.) Beneath the title are the names R. Niles Graham, J. M. Pease [Julie Maria], Margaret G. Crusemann, and Paul Crusemann. A notarized statement of June 20 makes clear that this land belonged to those named, and that a sub-division was intended.

Map File, Austin History Center

The plan for Enfield – A – is easily recognizable today. Baylor Street lies between West 12<sup>th</sup> and Parkway. Enfield begins at Parkway and Baylor, then and now. The elliptical

divide in Enfield which accommodates a spring is noted as “park” but once the street was built, it was not filled in, nor has it ever been.

The original rubble rock barriers on the north side of this ellipse are extant. An early advertisement for the Enfield Realty and Homebuilding Company (here abbreviated as Enfield Realty Co.) shows Enfield Road with this ellipse and rock barrier on both sides. (*Gossip*, September 23, 1916.) It may be the first built structure of the neighborhood, along with the streets themselves. Four lots, not part of this numbered set, bordered the north side of West 12<sup>th</sup> that are noted as sold, one as early as 1882, on the 1914 and 1916 plat of Enfield – A )

The City Engineer, M. C. Welborn [signature illegible] of the Street and Sewer Department, wrote Niles Graham on July 14, 1915:

I have examined the plat of your Enfield subdivision as planned by Dr. Kuehne and I see no objection to the proposed layout for the Enfield road between 12<sup>th</sup> Street and Windsor Avenue and when this subdivision is submitted to the council for approval I shall recommend the approval and acceptance of the streets in the subdivision.

Enfield subdivision file, Pease/Graham papers

### **Beginning of Enfield Realty and Home Building Company**

The 1914 plat appears in Travis County records. “Filed for Record May 20, 1916 ... Recorded May 22, 1916 at 5:00 P M ”

Records for the creation of the Enfield Realty Co. and its entire history are incomplete in the files of the Austin History Center. However, a copy of the Articles of Incorporation is extant and dated January 28, 1916. Officers were W. M. (Murray) Graham, R. Niles Graham, and Paul Crusemann. That spring, the company rented offices, bought a safe, “sold” signs, stationery, and newspaper ads. The company is not listed in the 1916 City Directory.

- Articles of Incorporation and Receipts, Enfield subdivision file,  
Pease/Graham papers

The first advertisement for and announcement of the company appeared on Sunday, May 14, 1916, in the *Austin Statesman*. The three officers are noted as “Sales Agents for Enfield, Austin’s Exclusive Residential Section.” The new company was noted in the May 27 monthly newspaper, *Gossip*:

The announcement made recently in the daily papers regarding the organizing of the Enfield Realty ... was of general interest

The personnel of the company includes three to Austin’s best known young business men, whose names are an assurance of success

The purpose of the company is to sell lots in Enfield, that picturesque new addition on the West Side, adjoining Pease Park, to build homes on easy terms.

An immense amount of work is being done at Enfield, which it is hoped to have completed shortly, when a big Opening Day will be announced and everybody will be invited out for a jolly good time. It is understood that very special plans are being made for this all-important occasion.

If there was an Opening Day, it was not recorded in *Gossip* that year or the next; it may have been in the *Austin Statesman* but research is incomplete to-date.

### **Architects**

The City Engineer mentioned that "Dr Kuehne" planned the subdivision. Hugo F. Kuehne, an Austinite who founded the Architecture Department at The University of Texas, left UT in 1910 for private practice in Austin. On stationery for Kuehne, Chasey and Giesecke dated June 7, 1916, G. V. Chasey submitted an invoice to Enfield Realty Co. "To plans and specifications at 5%. Contracts to date: Residence [and] Garage \$2,625" with percentage due at the time and blue prints to date." However, which house this may be is not specified.

Enfield Realty Bills and Receipts file, Pease-Graham papers

Kuehne records, including newspaper stories and others, do mention that he was the architect of some of the houses in Enfield, but there is no mention of 2 Enfield.

Dennis R Walsh, another well-known architect, wrote Murray Graham December 19, 1916 saying, "I believe we have completed your sketches for Endfield [sic], but if there are any slight alterations you wish made in these I shall be glad to make them."

Enfield Realty Bills and Receipts file, Pease-Graham papers

If other Austin architects such as Edwin Kreisle were involved in initial architectural work in Enfield, the Enfield papers do not so reflect. No material in the Kreisle files in the Austin History Center indicates his early work in the area, except for a mention in his obituary of having designed homes there.

### **Which were the first houses built in Enfield A?**

If the Austin City Directories are correct, it is possible to document the first houses, but not the date order of construction.

#### 1916

Enfield road is listed for the first time, "From Windsor ave sw, 3 b lks nw of W 12<sup>th</sup>" [metes and bounds are from Windsor southwest to three blocks northwest of W 12<sup>th</sup> Street] No structures were built yet

1918

Enfield road is listed "From Parkway nw 3 blks, 3 nw of 12<sup>th</sup> [This is the first listing of Parkway.] Structures and their occupants were as follows:

**ns Webster EF Mrs (o)** [Beginning at Parkway, first on the street was a house on the north side of Enfield owned by Mrs. E. F. Webster.]. **This would become 2 Enfield.**

ss Shropshire EE (o) [south side]  
Castle Hill ends

ns Vacant

ss Gilbert GH Dr (o)  
Windsor Rd intersects

ss Harrison GH (r)

ss Tips Eugene (o)

The 1918 Directory alphabetical lists of city residents provides the following:

- Webster Ethel F (wid Harry D) res ns Enfield rd 1 w of Parkway
- Shropshire Eugene E (Lena P) sec-treas Austin Motor Sales Co – r es ss Enfield rd 1 w of Castle Hill
- Gilbert Geo H (Mabel) phys –res Enfield rd 2 w of Castle Hill
- Harrison Grady H (Imogene) dentist – res ss Enfield rd 1 blk w of Windsor rd
- Tips Eugene (Coquette) vice pres and treas the Walter Tips Co. Inc – Treas Tips Foundry and Machine Co – res ss Enfield rd, 1 blk w of Windsor rd

1920

Two years later, the Webster house was rented to Beeman E. Strong, listed in the directory as "Associate Judge, Commission of Appeals (Section A)". The Shropshires were still on the opposite side of the street. The other original homes were occupied by others, and more had been built. However, numbers 1, 3, 4, 5, and 6 were not among the first to be built in the neighborhood. Enfield houses were numbered in 1920 with residents as follows:

- 2 Strong BE (r)**
- 7 Shropshire EE (o)
- 8 Bennett GR (o)
- 9 Robinson RS (o)
- 15 Graham WM (r)
- Raymer CE (o) [Is this #16? No number given]
- 17 Lovell WR (r)
- Lorraine [sic]
- ns Smith MV (o)

sw cor Goeth RC (r)

[Note: House numbers changed to 1102 and so on in the 1937 Directory ]

### Other Information

The County Clerk provided a receipt dated July 7, 1916, as follows:

May 16	Recording Rel. City of Austin	.50
May 16	“ Plat of Enfield	10.00
June 20	“ 2 Deeds	1.50
June 23	“ 1 Deed from Joe Gilbert	.75
June 29	“ 2 Deeds	<u>2.75</u>
		\$15.50

Enfield Realty Bills and Receipts file, Pease-Graham papers

A note in *Gossip* of January 27, 1917 states, “Work has recently been started on a handsome residence in Enfield for Mrs. Ethel Felder Webster.” There is no mention in the time period of the Shropshire, Bennett, Robinson or other houses being built.

The Travis County City Lot Register, No. 1, for 1917 lists properties, assessed value, by whom rendered, and remarks. Lot 29, Outlot 6, 7, and 8, Division Z (2 Enfield) shows the assessed value as \$500 and “Owner Unknown.”

Registers at Austin History Center

### Description of 2 Enfield

The home was originally located on Lot 28, but the legal description of the property is now “Parts of Lots 28 and 29, of Enfield “A”, a subdivision of parts of Outlot Nos. 6, 7, and 8 in Division Z, in the City of Austin, Travis County, Texas....

Steve H. Bryson Surveying Co, November 2001

This house is a two-story, stucco-clad structure. It may be Prairie style, or somewhat Mediterranean. It faces Parkway. The person who owned the house longest (forty - check exact # - years) is Mrs. Robert F. Porter. She and her two daughters sold it to the present owner, Peter Alexander Gardere, in November of 2001. Mrs. Porter told Mrs. Ed (Helen) Ingram in August 2005 (by telephone conversation) that they never made any structural changes to the home. It was white stucco with green trim when they bought it, and they changed it to overall beige. Mrs. Porter said that she does not have pictures of the property over the years.

Mrs. Ingram, who lives across the street, well remembers the beauty of the home's interior with its beautiful woodwork, beveled glass, and tiles.



prominent lot (now overgrown by brush) was a large house at the entrance to the neighborhood.

- Were the Shropshire, Gilbert, Harrison, and Tips houses built at the same time? Research on these structures is incomplete to-date. However, as noted above, there was no mention of them in the newspapers, but there was mention of the Webster house at 2 Enfield. Therefore, 2 Enfield may have been first. All of these houses have been destroyed except for 2 Enfield.
- Who was Mrs. Ethel F. Webster and her late husband, Harry? They do not appear in the Austin City Directory before 1918. Did the couple build the house and then Mr. Webster died? Or did Mrs. Webster moved to Austin as a wealthy widow and build the house? Reading of *Gossip* through 1919 never mentions her name again.
- Did Mrs Webster rent the house to Judge and Mrs. Beeman Strong, or did she sell it and they rented it from someone else?
- Who was the architect? Jim Kelly, the owner of 1502 Marshall Lane, thinks it may have been Kreisle, who built his 1921 two-story stucco, somewhat Prairie-style, somewhat Mediterranean-style home. Few Kreisle architectural files are extant in the Austin History Center records; certainly none show that he designed the Webster house, although he was practicing in Austin at the time

### Conclusion To-date

- *Saving 1102 Enfield from total destruction will save one of the earliest, if not the earliest, house in the Pease family's Enfield A subdivision.*
- *The other houses built in the same year have all been destroyed. The value of architectural history to a city, its people, and civilization cannot be overestimated, and saving 1102 and restoring it to its importance enhances the value of the area as no modern structure can do.*

### Sources (list incomplete)

Austin History Center, Austin Public Library As noted above, the resources of this archive have been checked for the most likely information, including biographical files and architectural files. The Pease family papers are a large component of this collection, and they have never been fully archived. It is possible that material is available but is not within named folders and files. Material on Enfield Realty is highly incomplete.

Austin Statesman This newspaper has been read from Sunday, April 30 – May 20, 1916, and from January 1 – January 17, 1917. Ads for the Enfield Co. appear daily from May 14, when the company was announced, through the 20<sup>th</sup> and may extend well

beyond that. Ads in 1917 were less frequent. Specific information about architects, or about families in Enfield, is sparse. Much more reading needs to be done to look for the Websters, the other early owners in the neighborhood, and the architect (s) of these homes.

Gossip This four-page, monthly newspaper edited by Mrs. Wyse is more similar to social information published in today's major papers than to tabloids. Not every copy is extant in Austin History Center files, but all that are have been read from 1916-1919.

Hart, Katherine and Elizabeth Kemp [eds]. *Lucadia Pease and the Governor – Letters. 1850-1857*. A Waterloo Book: The Encino Press, for the Friends of the Austin Public Library, 1974, 350 pp. Family information after 1857 comes from various and incomplete sources; more research is needed.

Kelso, John. Column. "Ex-UT QB's home needs a little TLC", *Austin American-Statesman*, Friday, May 27, 2005.

Travis County Deed Records These records may indicate how and when Mrs. Webster acquired the land, but to-date the record for this property has remained illusive.

**Note:** This paper is not footnoted correctly at this time; however, all material mentioned can be documented. As also noted, the research is incomplete as well.

*Elizabeth Whitlow*  
Resident of the neighborhood  
P O. Box 300846  
Austin Texas 78703  
320-8468  
emn1849@austin.rr.com



Home Critic  
7435 Burnet Road Austin, Texas 78757  
512-440-8282 Fax: 512-419-7256

*Handwritten signature/initials*

## PROPERTY INSPECTION REPORT

Prepared For: Peter Gardere  
(Name of Client)

Concerning: #2 Enfield Dr ( 1102 )  
(Address or Other Identification of Inspected Property)

By: John Barcellano #4545 10/19/01  
(Name and License Number of Inspector) (Date)

Billy Meyerdirk #3304  
(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**All repairs are summarized beginning on page 5 of this report.**

Thank you and congratulations for selecting Home Critic for your inspection. This inspection is limited to visual, audible and operational techniques only. The purpose of this inspection is to determine if the items inspected are performing the function for which they were intended or in need of repair at the time of inspection only. This report is not intended to eliminate the risk of property ownership. There are no warranties, representations, guarantees, insurances or assurances as to efficiencies or future performance expressed or implied by this report. There are limitations to this report and it is not intended to be all-inclusive. A more extensive inspection can be performed. This company will not be liable for undisclosed or undiscovered defects brought to the attention of this company after completion of this inspection. This company may pay or receive referral fees associated with this transaction. We work for and in the best interest of, the buyer only. This report is prepared for and owned by the buyer and is non-transferable. We highly recommend you purchase a home warranty product. Only qualified professionals should perform repairs pursuant to this inspection. By issuing payment for this inspection or using this report for any purpose, the buyer expressly agrees to the above terms and conditions. This report meets or exceeds the minimum guidelines set forth in the standards of practice as outlined by the Texas Real Estate Commission. Thanks again and enjoy your new home. Billy Meyerdirk,

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected      NI=Not Inspected      NP=Not Present      R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

### A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Pier and beam

Method of inspection: Visual inspection of exterior and entered crawl space

Comments (An opinion on performance is mandatory.):

The foundation is not performing as intended. See additional comments below.

☒ ☐ ☐ ☒

### B. Grading & Drainage

Comments: Grading should show at least 6" of foundation and slope no less than 6" in 10' away from the house

☒ ☐ ☐ ☒

### C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Fiberglass composition shingle and rolled roofing

Method of inspection: Walked on roof

Comments:

☒ ☐ ☐ ☒

### D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: No insulation present

Comments:

☒ ☐ ☐ ☒

### E. Walls (Interior & Exterior)

Comments:

☒ ☐ ☐ ☒

### F. Cellings & Floors

Comments:

☒ ☐ ☐ ☒

### G. Doors (Interior & Exterior)

Comments:

☒ ☐ ☐ ☒

### H. Windows

	I	NI	NP	R	Inspection Item
--	---	----	----	---	-----------------

Comments:

☒ ☐ ☐ ☒

**I. Fireplace/Chimney**

Comments:

☒ ☐ ☐ ☒

**J. Porches, Decks and Carports (Attached)**

Comments:

☒ ☐ ☐ ☒

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

☒ ☐ ☐ ☒

**B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):**

Type of branch circuit wiring: two wire non grounded copper circuits

Comments:

☐ ☒ ☐ ☒

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type And Energy Source:

Type of heating system: window units and gas space heaters

Energy source: Gas and electrical

Comments:

☐ ☒ ☐ ☐

**B. Cooling Equipment**

Type And Energy Source:

Type of cooling system: Window Unit

Energy source: Electricity

Comments:

☐ ☐ ☒ ☐

**C. Ducts and Vents**

Comments: viewed partially in attic space only Air flow from supply grills was not determined

**IV. PLUMBING SYSTEM**

	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Water Supply System and Fixtures</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Drains, Wastes, Vents</b> <i>Comments:</i> Clothes washer drain line will not be tested unless clothes washer is hooked up to drain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Water Heating Equipment</b> (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) <i>Energy Source:</i> Energy source: Gas <i>Comments:</i> all water heaters gas fired or electrical should be elevated at least 18" above the lowest point of the garage floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro-Therapy Equipment</b> <i>Comments:</i>
<b>V. APPLIANCES</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposer</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <i>Comments:</i> charcoal inserts should be installed in all re circulating range hoods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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☐ ☐ ☒ ☐ **G. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*

☐ ☐ ☒ ☐ **H. Whole House Vacuum Systems**  
*Comments:*

☐ ☐ ☒ ☐ **I. Garage Door Operators**  
*Comments:*

☒ ☐ ☐ ☒ **J. Door Bell and Chimes**  
*Comments:*

☒ ☐ ☐ ☐ **K. Dryer Vents**  
*Comments:*

#### VI. OPTIONAL SYSTEMS

☒ ☐ ☒ ☐ **A. Lawn Sprinklers**  
*Comments:*

☐ ☐ ☒ ☐ **B. Swimming Pools and Equipment**  
*Comments:*

☐ ☐ ☒ ☐ **C. Outbuildings**  
*Comments:*

☐ ☐ ☒ ☐ **D. Outdoor Cooking Equipment**  
*Comments:*

☐ ☒ ☐ ☐ **E. Gas Lines**  
*Comments:* sniff tested at appliance connections and accessible valves only . no pressure test was done on gas lines

☐ ☐ ☒ ☐ **F. Water Wells** (A coliform analysis is recommended.)  
*Comments:*

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b> <i>Comments: walk over inspection only if applicable</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b> <i>Comments:</i>

**REPAIRS:**

**EXTERIOR GARAGE**

Unstable structure on side of garage  
Cut back trees from garage and roof structure  
Broken water supply valve handle by stairs  
Stairs with three or more risers missing handrail

**INTERIOR GARAGE APT**

Excessive corrosion in commode tank  
No sink stopper  
Low water pressure on hot side of sink and tub  
Water handles leaking on sink and tub  
Entry door is less than 6' in height  
Broken sash balances in all windows ( 4 )  
One broken window pane  
Repair dead bolt on entry door  
Weather strip entry door  
Adjust entry door for closure and ease of operation  
Exterior light at entry door does not work ( bulb ? )  
No secondary door into apartment

**INTERIOR OF GARAGE**

Evidence of water penetration from bath fixtures above  
No insulation in floor  
Floor beams and joist are under sized by today's standards

**EXTERIOR HOUSE**

Seal exposed roofing fasteners  
Dead valley on front of house  
Dry rot on fascia and soffit in several locations  
No window screens  
Large tree too close to foundation  
Stucco cracking on left and right sides of house  
Entry stairs have uneven risers, are missing handrail and are fracturing  
Side porch deck on front of house is fracturing  
Exposed electrical wiring on exterior walls is not rated for this use  
No light fixture at back door

**INTERIOR**

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

~~interior doors are out of square with frames and sticking through out house~~

~~Evidence of water penetration in ceilings and window sills \*~~

~~Evidence of termite damage in window and door in family room \*~~

Remove and cap gas lines for non vented gas wall heaters

Repair sink stopper in lower bathroom

~~Evidence of water penetration in headjambes of exterior doors of family room \*~~

Change copper branch lines to steel for fire place

Tuck back fire brick back into place in fire box

No damper in fire place

Smoke detectors are not testing

Window in stair well is not safety glass

No light in stair well

Missing sash balances in windows and are difficult to open ( through out )

Shower and sink are not working in guest bath

Commode leaking in guest bath

Five broken window panes in house

Daylight is showing through roof in attic

~~Daylight is showing through roof in attic \*~~

~~Roof framing is not to days standards \*~~

No range hood in kitchen

No GFCI protection on property

Low water pressure on hot side of plumbing fixtures in upper level

No outlets in bathrooms

Uneven and unstable stairs into basement

No insulation in attic or basement

~~Foundation is not performing as intended and should be evaluated by licensed~~

~~Structural engineer~~

T & P valve drain line has been reduced on water heater

Ovens are heating 100 degrees hot when tested at 350 degrees

Electrical system is a combination of different styles of wiring and should be evaluated by licensed electrical contractor

#### GENERAL NOTE

Unable to view fire place chase

This report prepared by:

John Barcellano  
Home Critic Trec # 4545  
Office # 440-8282  
Cell # 784-8276

**SUBTERRANEAN TERMITE POST-CONSTRUCTION TREATMENT DISCLOSURE FOR EACH ESTIMATE**

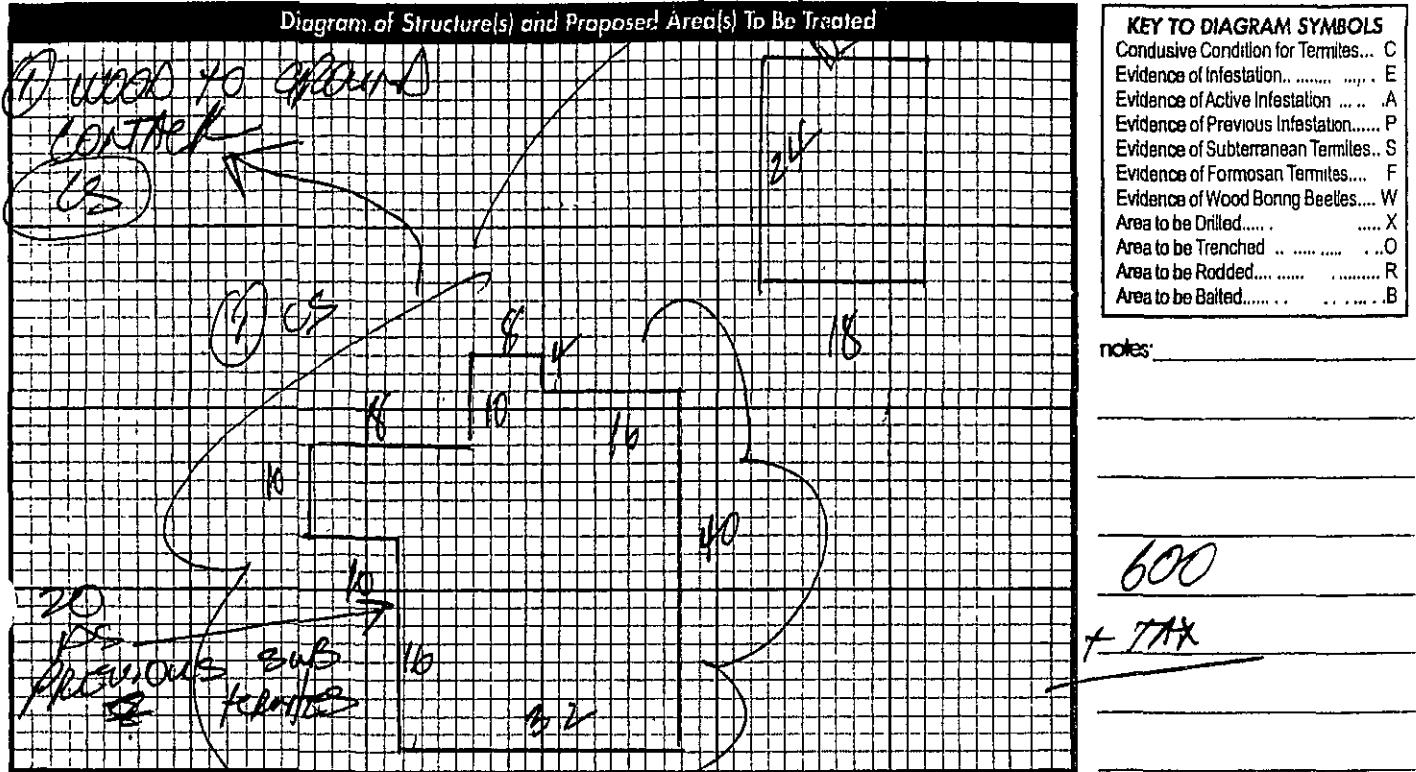
Service provider: Home Critic Termite & Pest Control Service provider phone #: (512) 440-8282

service provider address: 7435 Burnet Road Austin, TX 78757

Customer name / contact: Peter Baldele Customer phone # \_\_\_\_\_

Location of proposed treatment: (street address, city, state, zip) # 2 ENFIELD

In accordance with Texas Structural Pest Control Board Laws and Regulations, Sec. 599.4: For all treatments there will be a **graph showing exactly what will be treated**. Treatment specifications and warranties for those treatments may vary. Review the pesticide label provided to you for **minimum treatment specification**. If you have any questions, contact the **service provider** or the Texas Structural Pest Control Board, 1106 Clayton Lane, Suite 100 LW, Austin, Texas 78723. Telephone number (512) 451-7200.



**TYPE OF CONSTRUCTION:**

**FOUNDATION:**

- ☐ Slab  
☒ Pier and Beam  
Pier Type \_\_\_\_\_  
☐ Basement  
☐ Other: \_\_\_\_\_

**SIDING:**

- ☐ Wood  
☐ Brick  
☐ Stone  
☒ Plaster  
☐ Other

**ROOF:**

- ☒ Composition  
☐ Wood Shingle  
☐ Metal  
☐ Tile  
☐ Other \_\_\_\_\_

**PRIMARY USE:**

- ☒ Residence  
☐ Public Building  
☐ Commercial  
☐ Industrial  
☐ Other \_\_\_\_\_

## INACCESSIBLE / OBSTRUCTED AREAS

- ☐ CAVES

**PROPOSED TREATMENT SPECIFICATIONS:**

Type of treatment proposed: (see definitions below) ☐ Partial ☐ Spot Approximate measurements of structure(s) to be treated: all  
A label of Termidor termiticide(s) is attached The concentration of the termiticide(s) to be applied is 106%  
Estimated volume of termiticide to be applied, \_\_\_\_\_ gallon(s) and / or estimated number of bait stations to be applied, \_\_\_\_\_

**DEFINITIONS OF TREATMENT:** A subterranean termite treatment may be a partial treatment or a spot treatment, these types of treatments are defined as follows.

**Partial Treatment.** This technique allows a wide variety of treatment strategies but is more involved than a spot treatment (see definition below). Ex treatment of some or all of the perimeter, bath traps, expansion joints, stress cracks and bail locations

**Pier and Beam** - Generally defined as the treatment of the outer perimeter including porches, patios and treatment of the attached garage. In the crawl space, treatment would include any soil to structure contacts as well as removal of any wood debris on the ground.

**Slab Construction** - Generally defined as treatment of the perimeter and all known slab penetrations as well as any known expansion joints or stress cracks

**Spot Treatment:** Any treatment which concerns a limited, defined area less than ten (10) linear or square feet that is intended to protect a specific location or "spot". Often there are adjacent areas susceptible to termite infestation which are not treated.

**ATTACHMENTS:**

A label for any pesticide recommended or used has been attached as part of this document. Warranty information (if any) including area covered, time period of warranty, renewal options and cost, the obligations of the pest control company to retreat for termite infestations or repair damage caused by termite infestations within the warranty period, and conditions that could develop as a result of the owners action or inaction that would void the warranty has been attached as part of this document. A consumer information sheet has also been attached as part of this document.

Signature of Certified Applicator or Technician Completing Estimate

Date \_\_\_\_\_

Signature of Customer Verifying Receipt of This Document

Date \_\_\_\_\_



# MAXWELL ENVIROTECH INC.

751 LONESOME TRAIL #300 DRIFTWOOD, TEXAS 78619



Telephone / Fax Number (512) 847-2797

Date: November 18, 2004

Proj. No. 0411139

Page 1 of 3

To: Crocker Consultants  
809 S. Lamar Blvd.  
Austin, Texas 78704

Attn: Kari Blachly

Re: Mold Investigation  
#2 Enfield Road  
Austin, Texas

Dear Ms. Blachly:

Maxwell Envirotech, Inc. performed Mold Bulk Sampling on the above referenced project November 9, 2004.

## Inspection Summary

The initial visual inspection found water damaged building materials in virtually every room. Of some concern, the bulk sampling of the visible mold on the ceilings of the 1<sup>st</sup> floor living room (Sample PG-1), the second floor north east bedroom (Sample PG-2 and attached photograph) and the first floor dining room (Sample PG-3) showed concentrations of a wide variety of mold. The apparent dry rot on the structural wood framing at the opening to the basement also showed moderate mold concentrations (Sample PG-4).

## Discussion

Of the mold detected the allergenic reactions to *Alternaria* and *Aspergillus* are the most common. When disturbed by vibration, air movement or maintenance, etc. the presence of fungal contamination can result in increased episodic exposure. ~~Occupancy of the area is not recommended for persons very young, old, pre-disposed to fungal aeroallergens or otherwise immuno-compromised. Species of *Aspergillus* are known to produce mycotoxins which effect warm blooded animals in a wide variety of responses (see descriptive literature attached).~~ Although *Aspergillus/Penicillium* is common in both indoor and outdoor samples, heavy indoor concentrations have a direct dose / response effect on humans, are a signpost of abnormal air quality and a reason for concern.

(cont)

#2 Enfield Road (cont)

Proj. No. 0411139

Page 2 of 3

To date, there is no data that supports a threshold limit or dose / response relationship for exposure to fungal aeroallergens. The Occupational Safety and Health Association (OSHA), The National Institute of Occupational Safety and Health (NIOSH), as well as other occupational health related associations, have not established permissible exposure levels (PEL's), recommended exposure limits (REL's), or other limit values for aeroallergens.

### Recommendations

1. Assure that all forms of moisture contribution have been eliminated.
2. No destructive inspection and/or demolition processes should occur without the implementation of appropriate engineering controls and containment strategy. Contain the work areas with 0.02"water column negative pressure HEPA exhausted to outside.
3. Portable items should be removed prior to any disturbance of the fungal contamination.
4. Contaminated materials should be removed using double bagging and decontamination chamber practices. Porous materials (wood, sheetrock etc.) and critical building components should receive individual evaluation as to degree of contamination and intrusion. Visibly compromised materials must be discarded using the above procedures. Non-compromised building materials should receive treatment in place with an EPA approved biocide such as Fosters 40-80 and/or Chemsafe.
5. Document procedure completion with final visual inspection and a series of total and viable (cultured) aerosol fungal samples.

### Bulk / Tape Samples

Tape samples were collected by placing the adhesive surface of clear cellophane tape directly on suspected contamination sites. Tape samples were placed on a standard microscope slide for light microscopic evaluation. Tape/bulk samples were analyzed to evaluate and characterize general populations of potential fungal contaminants, as well as, to distinguish active and/or transitory fungal presence. The presence of active fungal growth in an indoor environment is not consistent with the practice of maintaining acceptable indoor environments and/or air quality.

(cont)

#2 Enfield Road (cont)

Proj. No. 0411139

Page 3 of 3

**Statement of Certification:**

The undersigned certify that to the best knowledge and belief:

The statements of fact contained in the report are true and correct.

The reported analyses and conclusions are limited only by the availability of documentation and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions. No other warranty either expressed or implied is hereby made.

Our compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of this report.

Scott A. Maxwell is a Texas Licensed Asbestos Consultant and EPA Certified Inspector & Management Planner and NIOSH 582 Air Monitor, personally reviewed the available documentation and made personal inspection of the site.

Respectfully submitted,

MAXWELL ENVIROTECH, INC.

 11.18.2004  
Scott A. Maxwell, I.H. - Pres.

EPA#459781145NCSR

TX#105333

SM:vm  
enclosures

# Introduction

This property condition inspection was performed at the request of Peter Gardere, Austin, Texas for 1102 Enfield. The purpose of the inspection was to assess the current condition of the structural, mechanical, electrical, plumbing aspects of the referenced property. The property located at 1102 Enfield is a single-family home. The age is unreported to the inspector. Mr. Dondi Atwell, Certified Inspector, performed the site inspection on July 21, 2006. The home was currently unoccupied.. The observation and assessment of the property is a compilation of the followings actions:

**Visual Observations** - This report includes observations made of structural, mechanical, electrical and plumbing, features.

**Photo Documentation** - ATS has documented the building and site with digital photographs.

## Report Limitations

Limited visual non-intrusive examinations were performed as described in this report. Samples of materials were not taken for laboratory testing. It is understood that there are no representations of a warranty or guarantee, expressed or implied, concerning the kind of building materials used, or the future performance of the structure or its systems. No mold or air quality testing was performed. No water quality testing was performed. No life safety inspections were performed. The following observations, opinions, and recommendations, are based entirely upon our personal, visual examination; compiled data and interviews with the current building owner.

This report describes visual observations made by ATS and does not include general recommendations for remedial actions. This report has been prepared to identify current deficiencies observed and should not be considered an exhaustive description of every item that may require remedial attention.

ATS makes no warranties or guarantees, either expressed or implied that all items of a deficient nature and/or improper construction techniques, etc have been discovered and commented upon in this report. Portions of the items inspected were covered or inaccessible, therefore, unable to be inspected.



## Structural

This section describes findings related to the existing structural components

### 1. Foundation

The foundation is principally composed of pier and beam framing with a small concrete slab on grade at the left porch and a small section on the back porch. A continuous perimeter footing surrounds the residence. The following were observed:

- a) There are numerous structural cracks in the perimeter concrete grade beam, presumably attributed to differential movement of the foundation. Some deterioration of the concrete was observed. No reinforcement was observed in the cracked areas.
- b) The ventilation of the enclosed crawl space appears inadequate.
- c) There is no positive attachment between the supporting piers and the floor framing.
- d) The framing appears to have significant damage from wood destroying insects. A licensed professional is recommended to better make this determination.
- e) There is a "basement-type" access to the crawl space from the main family room to the base of the masonry fireplace. The fireplace support has deteriorated and has been principally removed.

### 2. Exterior walls and Roof and Ceiling

- a) The exterior and interior sheathing is composed of 1" thick wood plank siding with a stucco exterior. Most framing observed including the ceiling framing appears to show deterioration from wood-destroying insects. A professional diagnosis of this is recommended.
- b) Water penetration is evident in many locations. The time period that that water has been penetrating the structure is unknown. However, some of the deterioration suggests that it has occurred for several years. The windows have been removed and boarded up on the inside creating a path for rainwater to the interior. A portion of the roof is missing where the chimney has been removed. Many areas of the structural framing show signs of water penetration and deteriorations from water leaks.



# Plumbing

This section describes findings related to the existing plumbing fixtures, water distribution, gas piping, drainage and vent piping.

## 1. Plumbing Fixtures

Plumbing fixtures including lavatories, water closets, sinks and drinking fountain were generally deteriorated and inoperable. Lavatories and sinks and connections to waste piping show corrosion.

## 2. Water Distribution Piping

Water distribution piping was generally inaccessible for inspection. Additionally, the adequacy of the existing piping is unknown.

Backflow protection for the home was not verified. The exterior hose bibs were not provided with backflow protection.

Many of the distribution piping shut offs appear deteriorated, missing and may not operate.

## 3. Drainage and Vent Piping

Drainage and vent piping was generally inaccessible for inspection. There is evidence of drainage pipe leaking in some locations.



## **Electrical**

This section describes findings related to the visible electrical equipment including distribution panels, fixtures, receptacles and wiring. Please be advised that many portions of the existing wiring are concealed and unavailable for inspection.

### **1. Distribution Panels/Equipment**

Please be advised electrical panels were not in-use and all wiring was not verified. The wiring was spot checked where possible.

The exterior distribution panel has unused knockouts and also open breaker spaces. The panel schedules were not completed as required by the National Electrical Code.

The panel is an antiquated Federal Pacific panel with a hot/neutral and no grounding wire

### **2. Electrical Fixtures**

Some of the lighting fixtures observed were inadequately secured to the electrical box. This situation creates an increased risk of fire to the structure or electric shock to persons working near the fixtures.

A hard-wired smoke detector with battery back up is required in each sleeping area and immediately outside each sleeping room

### **3. Receptacles**

A random inspection of receptacles was made. All receptacles were not grounded.

Additionally, no ground fault circuit protection was observed in any areas required to be protected by the 2005 National Electrical Code, for example, receptacles adjacent to bath lavatories, kitchen and the exterior.

There appears that the spacing of the receptacles is not in accordance with the National Electrical Code. This has resulted in tenant connecting multiple electrical fixtures to a single receptacle. In ATS opinion this results in an unsafe condition.

#### **1. Wiring**

Some of the wiring observed was not supported in accordance with The National Electrical Code.

Some sheathing on the wiring was damaged. It is ATS opinion that damaged sheathing represents an unsafe condition tat must be corrected.

No dielectric testing was performed as part of this inspection. ATS recommends that a licensed electrician verify circuit capacity and wire sizing prior to the installation of any new equipment.



## Mechanical

This section describes findings related to the visible mechanical equipment including vents and fans and related components.

### 1. Air conditioning and Heating Units

The mechanical systems were largely in disrepair. The air-handling units have been removed from the residence. The ductwork is in disrepair and not insulated. The ductwork appears to be in generally poor condition.

### 2. Vents and Fans

Exhaust fans were not operated, loose from ceiling and in disrepair.

### 3. Water Heaters

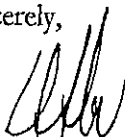
The water heater has been removed from the home.

## Conclusion

It is my opinion that the building located at 1102 Enfield is of substandard construction and is in generally poor condition, requiring significant rehabilitation before it would be suitable for habitation. Additionally, the building contains health and safety issues that currently makes it unsuitable for habitation. Please be advised that the extent of damage to the structural framing is unknown at this date and can exceed those areas commented upon in this report.

Please contact me if you have any further questions.

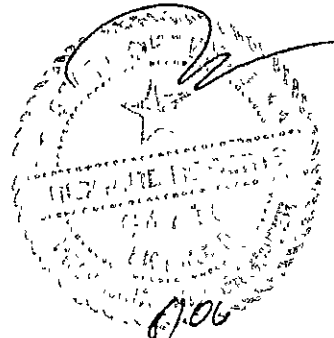
Sincerely,



Dondi Atwell, Certified Inspector



Rick Roberts, P.E., Managing Engineer





# AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE  
FOR USE BY ITS PARTICIPANTS. USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS  
OF THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE IS NOT AUTHORIZED

NOTE EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE.

CONCERNING THE PROPERTY AT

2 Enfield Road (1102 Enfield)  
(Street Address and City) @ Parkway

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_  
Seller ☐ is ☐ is not knowledgeable of the current condition of the property.

## 1. FEATURES AND EQUIPMENT. (Mark all appropriate boxes)

Remains	Working Condition?	Remains	Working Condition?
<input checked="" type="checkbox"/> RANGE [E] [G] <u>one oven not working</u>	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> SATELLITE DISH SYSTEM	<input checked="" type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> OVEN [E] [G]	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	
<input type="checkbox"/> MICROWAVE	<input type="checkbox"/> [N] [U]	MO LEASE \$ _____ MO SVC CHG \$ _____	
<input type="checkbox"/> REFRIGERATOR(S) # _____	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> T.V. ANTENNA	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> DISHWASHER	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> INTERCOM	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> TRASH COMPACTOR	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> GARBAGE DISPOSAL	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> SEPTIC SYSTEM/TANK	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> WASHER	<input type="checkbox"/> [N] [U]	<input checked="" type="checkbox"/> SUMP PUMP	<input checked="" type="checkbox"/> [N] [U]
<input type="checkbox"/> DRYER [E] [G] [110V] [220V]	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> POOL	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> HOOKUPS [110V] [220V] [G]	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> POOL ACCESSORIES/EQUIPMENT	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> WATER HEATER # _____ [E] [G] [SOLAR]	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> POOL HEATER [E] [G] [SOLAR]	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> SPA/HOT TUB	<input type="checkbox"/> [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____		<input type="checkbox"/> SAUNA	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> CENTRAL HEAT # _____ [E] [G] [HP]	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> SPA HEATER [E] [G] [SOLAR]	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> BATHROOM HEATER # <u>3</u> [E] [G]	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> GARAGE DOOR OPENER # _____	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> SPACE HEATER # <u>1</u> [E] [G] <u>200 elev</u>	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> REMOTE CONTROL # _____	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> EXHAUST FANS # _____ [E] [G]	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> GARAGE ATTACHED [Y] [N] # SPACES _____	
<input type="checkbox"/> CENTRAL A/C # _____ [E] [G]	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> CARPORT ATTACHED [Y] [N] # SPACES _____	
<input type="checkbox"/> EVAPORATIVE COOLER # _____	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> PORTABLE STORAGE BLDG(S) # _____	
<input checked="" type="checkbox"/> WALL/WINDOW A/C # <u>2</u>	<input checked="" type="checkbox"/> [N] [U]	<input type="checkbox"/> GAZEBO	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> CEILING FAN(S) # <u>2</u>	<input checked="" type="checkbox"/> [N] [U]	<input checked="" type="checkbox"/> FIREPLACE <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> GAS # <u>1</u>	<input checked="" type="checkbox"/> [N] [U]
<input type="checkbox"/> ATTIC FAN(S) # _____	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> GAS FIRE STARTER # _____	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> SECURITY SYSTEM <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	<input type="checkbox"/> [N] [U]	<input checked="" type="checkbox"/> ARTIFICIAL FIREPLACE LOGS # <u>1</u>	<input checked="" type="checkbox"/> [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____		<input type="checkbox"/> MOCK FIREPLACE WITH CHIMNEY # _____	<input type="checkbox"/> [N] [U]
<input checked="" type="checkbox"/> SMOKE DETECTOR(S) # <u>2</u>	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> SPECIALTY WIRING _____	<input type="checkbox"/> [N] [U]
<input type="checkbox"/> FIRE ALARMS/DETECTORS # _____	<input type="checkbox"/> [N] [U]	<input type="checkbox"/> OTHER _____	

The following property is to be excluded from the sale: \_\_\_\_\_

## 2. SERVICES TO THIS PROPERTY PROVIDED BY (Fill in names of suppliers)

WATER SUPPLY City of Austin  
☒ CITY ☐ WELL ☐ PRIVATE ☐ MUD  
☐ WCID ☐ COOP ☐ OTHER  
 WASTEWATER City of Austin  
☒ CITY ☐ SEPTIC ☐ COOP ☐ MUD  
☐ OTHER  
 ELECTRICITY City of Austin  
 CABLE TV Time Warner  
 SOLID WASTE PROVIDER \_\_\_\_\_

GAS SUPPLY Southern Union  
☒ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP  
 TANK/BOTTLE MO LEASE \$ \_\_\_\_\_  
 HOMEOWNER'S ASSOC. N/A  
 MONTHLY HOMEOWNER'S FEE \$ \_\_\_\_\_  
 MANAGER'S NAME \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

## 3 ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

INTERIOR WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	LIGHTING FIXTURES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	SIDEWALKS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
EXTERIOR WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	CEILINGS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	GAS LINES (NAT /LP)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
RAIN GUTTERS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DOORS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FLOORS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
BASEMENT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FOUNDATION/SLAB(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WINDOWS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PLUMBING/SEWER/SEPTIC	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DRIVEWAY(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WINDOW SCREENS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ELECTRICAL SYSTEM(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FENCES/FENCE WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF APPROX. AGE <u>8 yrs.</u>		FIREPLACE(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	SWIMMING POOL	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF TYPE <u>Comp</u>					

OTHER STRUCTURAL COMPONENTS (DESCRIBE):

If any of the above is/are checked, explain (Attach additional sheets if necessary)

Shower not working, sink drain slow  
See Boundary Line Agreement -  
Could be settling common to area

## 4. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark all appropriate box(es))

ACTIVE TERMITES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ENDANGERED SPECIES/HABITAT ON PROPERTY	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
WOOD DESTROYING INSECTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PREVIOUS STRUCTURAL/ROOF REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
TERMITE OR WOOD ROT NEEDING REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	HAZARDOUS OR TOXIC WASTE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS TERMITE DAMAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ASBESTOS COMPONENTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS TERMITE TREATMENT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	UREA FORMALDEHYDE INSULATION	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS FLOODING	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	RADON GAS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
IMPROPER DRAINAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	LEAD BASED PAINT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
WATER PENETRATION OF BLDG	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ALUMINUM WIRING	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
LOCATED IN 100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PREVIOUS FIRES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PRESENT FLOOD INSURANCE COVERAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DISEASED TREES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SETTLING OR SOIL MOVEMENT,		FENCE LINES NOT CORRESPONDING TO	
FAULT LINES, LANDFILL	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PROPERTY BOUNDARIES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SUBSURFACE STRUCTURE(S) / PIT(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WETLANDS ON PROPERTY	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SPRING(S), UNDERGROUND	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	UNPLATTED EASEMENTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
INTERMITTENT/WEATHER	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FOUNDATION REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
UNDERGROUND STORAGE TANKS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	OTHER	

If the answer to any of the above is yes, explain (Additional sheets if necessary).

One time water come into basement area during heavy flooding  
Could be settling common to area, see Boundary Line Agreement

## 5 ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (If yes, mark appropriate box(es))

- ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at the time?
- ☐ Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
- ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property?
- ☐ Any lawsuits or other legal proceedings directly or indirectly affecting the Property?
- ☐ Any condition of the Property which materially affects the physical health or safety of an individual?
- ☒ Features of the Property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property?
- ☐ Any encroachments, easements or similar matters that may affect your interest in the subject property?
- ☐ Land fill (compacted or otherwise) on the property or any portion thereof?
- ☐ Any settling from any cause or slippage, sliding or other soil problems?
- ☐ Major damage to the property or any of the structures from fire, earthquake, floods or landslides?
- ☐ Any future highway, freeway, air traffic patterns which affects this real property?
- ☐ Any future annexation plans which affect this real property?
- ☐ Within the previous 12 months, has there been an equity loan on this property? If Yes, date \_\_\_\_/\_\_\_\_/\_\_\_\_
- ☐ Other items of concern?

If the answer to any of the above is yes, explain (Attach additional sheets if necessary).

Initialed for identification by Buyer

and Seller

6. HAVE YOU (SELLER) RECEIVED ANY WRITTEN INSPECTION REPORTS FROM PERSONS WHO REGULARLY PROVIDE INSPECTIONS AND WHO ARE EITHER LICENSED AS INSPECTORS OR OTHERWISE PERMITTED BY LAW TO PERFORM INSPECTIONS? ☐ Yes ☒ No

If yes, attach copies and list the following:

Date of Inspection

Name of Document

Name of Author of Report

Number of Pages

7. HAVE YOU (SELLER) MADE, OR HAVE HAD MADE, MAJOR REPAIRS OR IMPROVEMENTS (COSTING \$500 OR MORE) TO THE PROPERTY DURING THE TIME YOU HAVE OWNED THE PROPERTY? ☐ Yes ☒ No ARE YOU AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☒ No If yes to either, please explain.

8. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT

*Anna L. Porter*

Seller

*7-7-01*

Date

Seller

Date

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS STATEMENT

NOTICE TO BUYER: LISTING BROKER, \_\_\_\_\_, AND OTHER BROKER \_\_\_\_\_, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ANY INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

Buyer

Date

Buyer

Date

[NOTE: This form is provided by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its participants.]



# Travis County Historical Commission

October 4, 2006

Mayor and Council,

Although the Travis County Historical Commission does not have the authority to block development projects on historic properties owned by private individuals, we can urge planners and developers to give serious consideration to the value historic structures have in the community. We support efforts throughout the County to find preservation alternatives in development projects whenever possible.

Many of the older central Austin neighborhoods have been impacted lately by old homes being torn down to clear the way for new site development. There has been an on-going debate in the media about new house size and site restrictions, particularly in older neighborhoods. Structures with a long existence, like the 88-year Baugh-Colby House, very often have connections and associations with significant individuals in Austin's history. That information, as well as the building's architectural significance, can be lost to future generations when the structure is destroyed.

The Austin Historic Landmark Commission and the City Planning Commission have both gone on record stating that the Baugh-Colby House is worthy of historic designation. The Travis County Historical Commission supports this designation.

Sincerely,

A handwritten signature in black ink, reading "Barry Hutcheson". The signature is fluid and cursive, with the first name "Barry" being more prominent than the last name "Hutcheson".

Barry Hutcheson, Chair  
Travis County Historical Commission

July 10, 2006

Steve Sadowsky  
Historic Preservation Officer  
505 Barton Springs Rd.  
Austin, Texas 78704

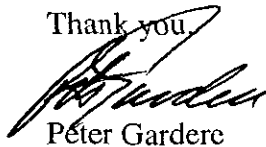
Via: U.S Mail

Re: Historic Zoning Case  
1102 Enfield Rd.  
C14H-05-0017

Steve,

I am the owner of the home located at 1102 Enfield and I am opposed to historic zoning.  
Please consider this a valid petition.

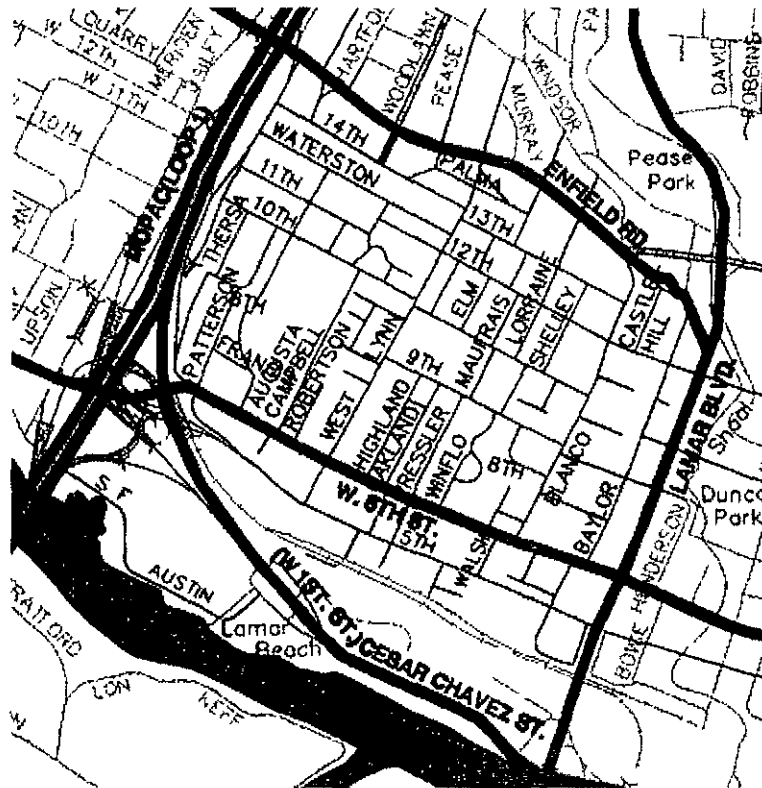
Thank you.

A handwritten signature in black ink, appearing to read "Peter Gardere", written over the typed name.

Peter Gardere

cc: file

# Old West Austin Neighborhood Design Guidelines



## Contents

### 1.0 Residential Guidelines

#### Goal 1: Promote prevailing neighborhood character

##### 1.1 Promote diversity of architectural styles

1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures

##### 1.2 Maintain consistent mass and scale

##### 1.3 Maintain historic land use patterns

1.3.1 Maintain street setback lines

1.3.2 Promote "back-buildings"

1.3.3 Promote parking on the side or rear in lieu of front

#### Goal 2: Enhance the streetscape

2.1 Promote and maintain street trees

2.2 Minimize driveway width and curb cuts

2.3 Promote openness to the street

2.3.1 Windows

2.3.2 Porches

2.3.3 Transparent fences

2.3.4 Face garage doors away from the street

2.4 Promote and maintain sidewalks

2.5 Promote localized porch and walkway lighting

### 2.0 Commercial Guidelines

#### Goal 1: Promote prevailing neighborhood character

1.1 Promote diversity of architectural style

1.2 Maintain consistent mass and scale

1.3 Maintain street setback lines

#### Goal 2: Enhance the streetscape

2.1 Promote and maintain street trees

2.2 Promote shade through the use of awnings, overhangs or loggias

2.3 Minimize driveway widths and curb cuts

2.4 Promote openness to the street

2.4.1 Windows

2.4 Promote parking on the side or rear in lieu of the front

#### Goal 3: Avoid conflict between allowed land uses

3.1 Buffer parking and loading zones

3.2 Isolate sources of noise

3.3 Minimize light pollution



## 1.0 Residential Guidelines

### Goal 1: Promote prevailing neighborhood character

#### 1.1 Promote diversity of architectural styles



## **1.0 Residential guidelines**

### **Goal 1: Promote prevailing neighborhood character**

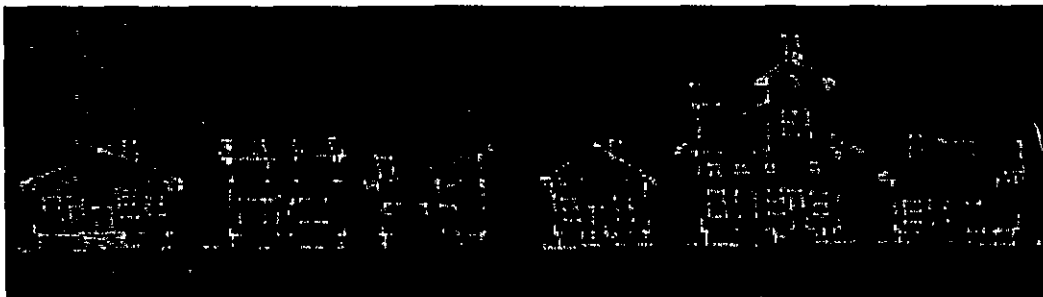
1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures



## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

#### 1.2 Maintain consistent mass and scale



This

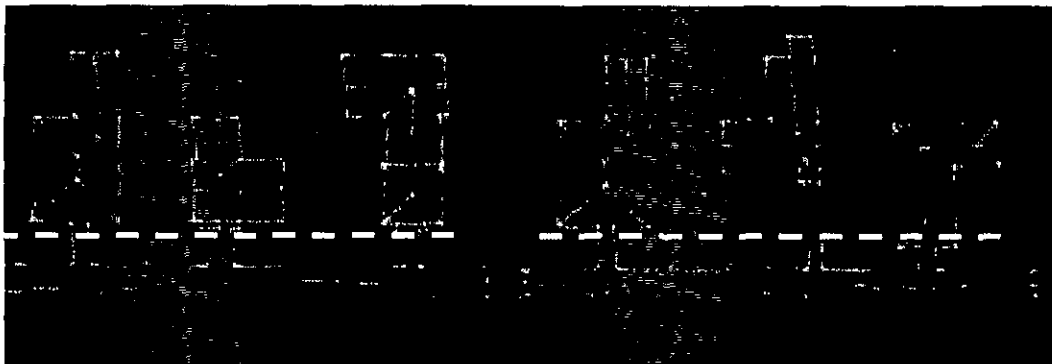
Not this

## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

#### 1.3 Maintain historic land use patterns

##### 1.3.1 Maintain street setback lines



This

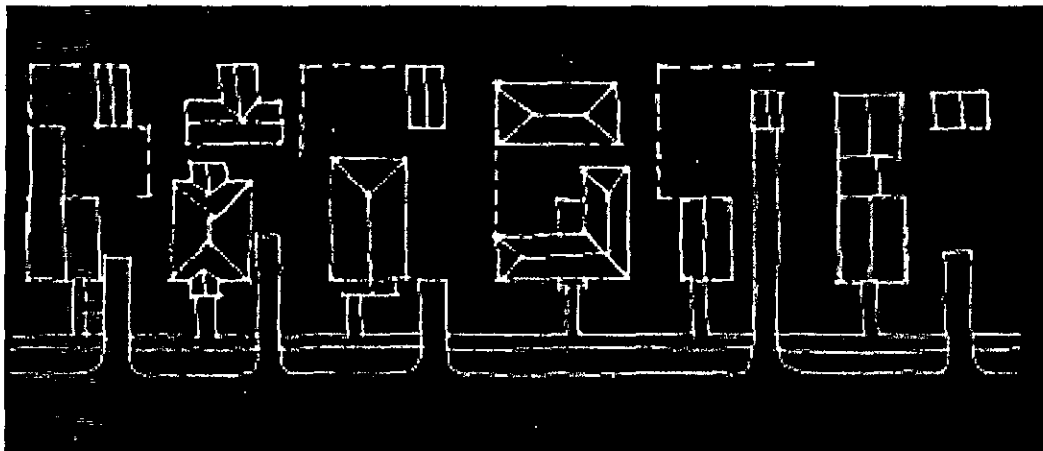
Not this

## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

#### 1.3 Maintain historic land use patterns

##### 1.3.2 Promote "back-buildings"

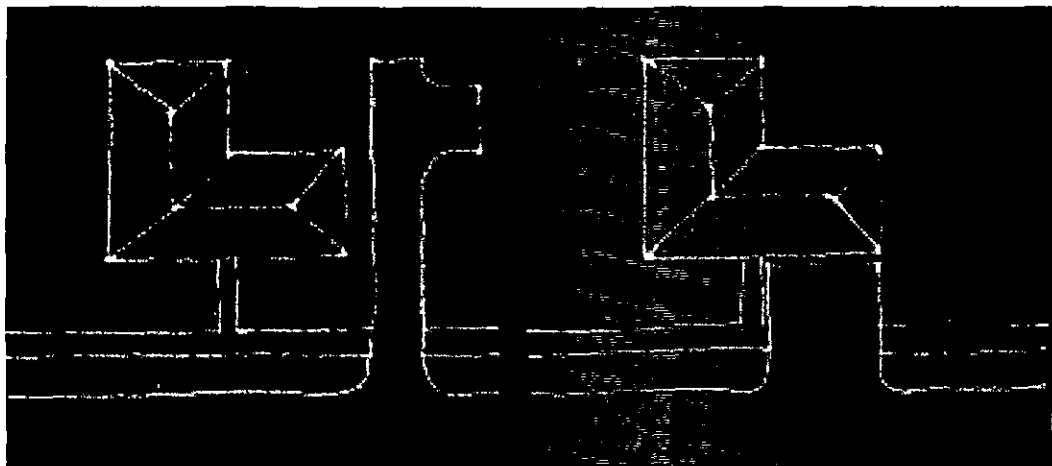


Existing land use pattern of "back-buildings"

## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

- 1.3 Maintain historic land use patterns
  - 1.3.3 Promote side/rear parking in lieu of front



This

Not this

## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

#### 2.1 Promote and maintain street trees



## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

#### 2.2 Minimize driveway widths and curb cuts





## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

#### 2.3 Promote openness to the street

##### 2.3.1 Windows



This

Not this

## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

#### 2.3 Promote openness to the street

##### 2.3.1 Porches



## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

#### 2.3 Promote openness to the street

##### 2.3.3 Transparent fences

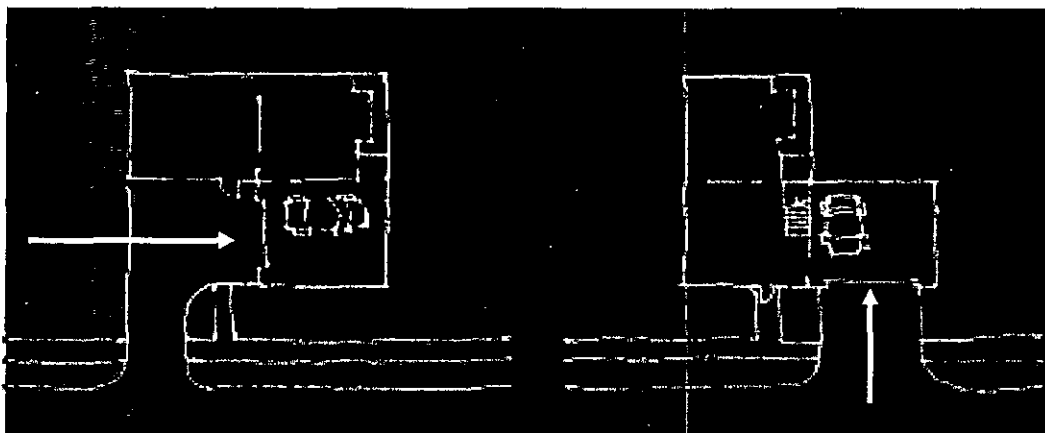


## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

2.3 Promote openness to the street

2.3.4 Face garage doors away from the street.



This

Not this

**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

**2.4 Promote and maintain sidewalks**



## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

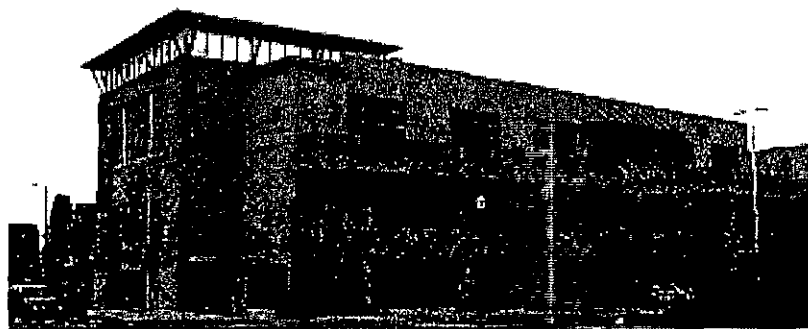
#### 2.5 Promote localized porch and walkway lighting



## 2.0 Commercial Guidelines

### Goal 1: Promote prevailing neighborhood character

#### 1.1 Promote diversity of architectural styles



### Commercial Guidelines

#### Goal 1: Promote prevailing neighborhood character

##### 1.2 Maintain consistent mass and scale

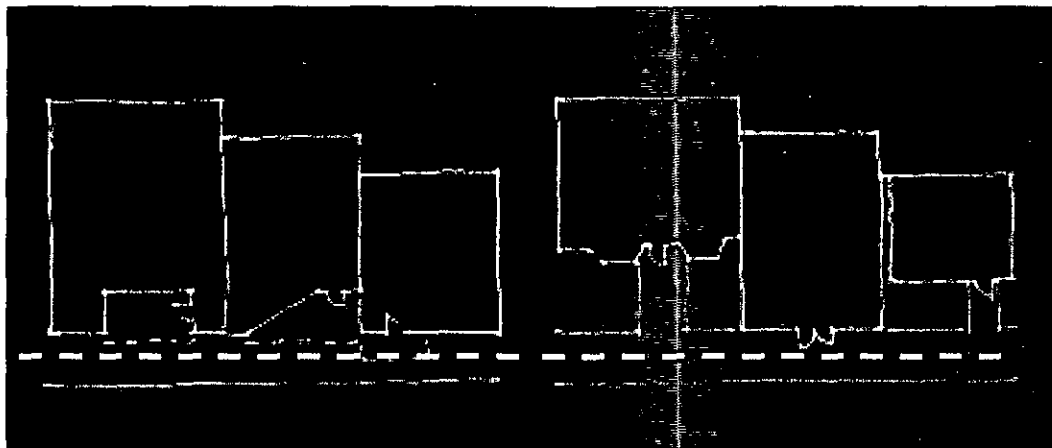




## 2.0 Commercial Guidelines

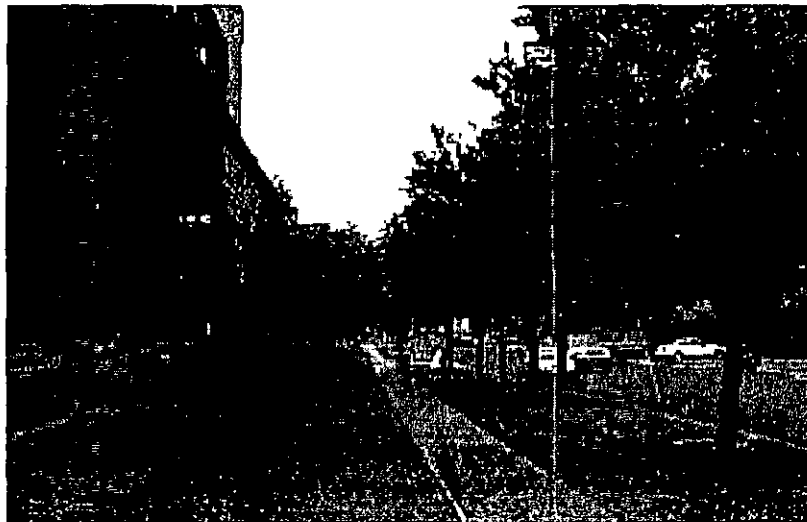
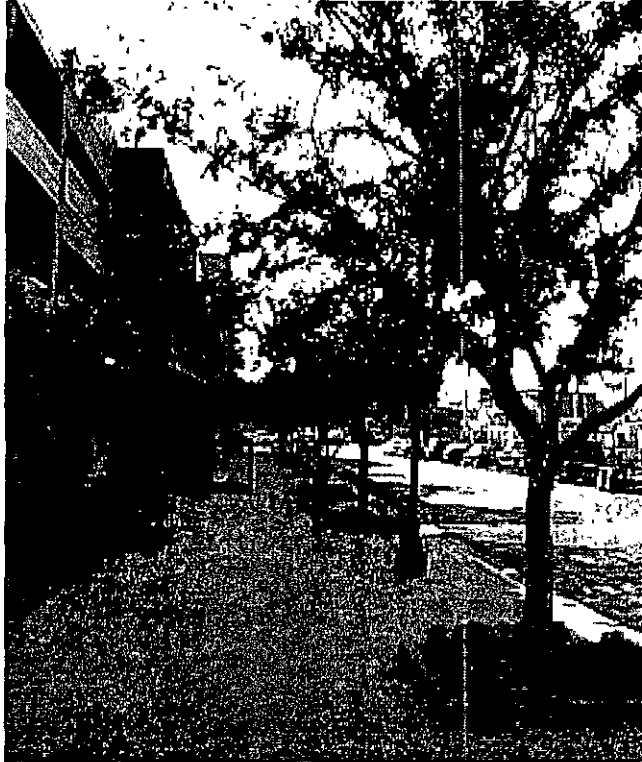
### Goal 1: Promote prevailing neighborhood character

#### 2.1 Maintain street setback lines



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**Commercial Guidelines****Goal 2: Enhance the streetscape****2.1 Promote and maintain street trees**

## 2.0 Commercial Guidelines

### Goal 2: Enhance the streetscape

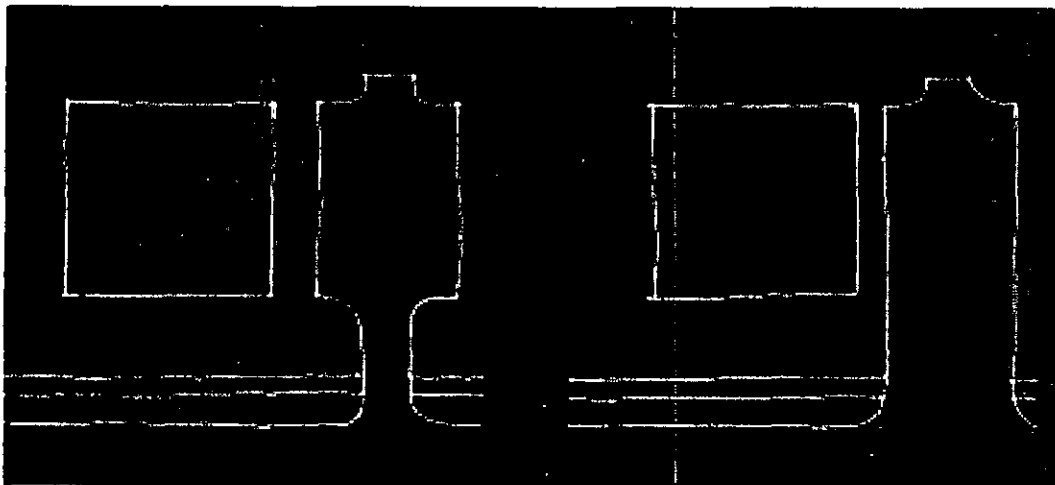
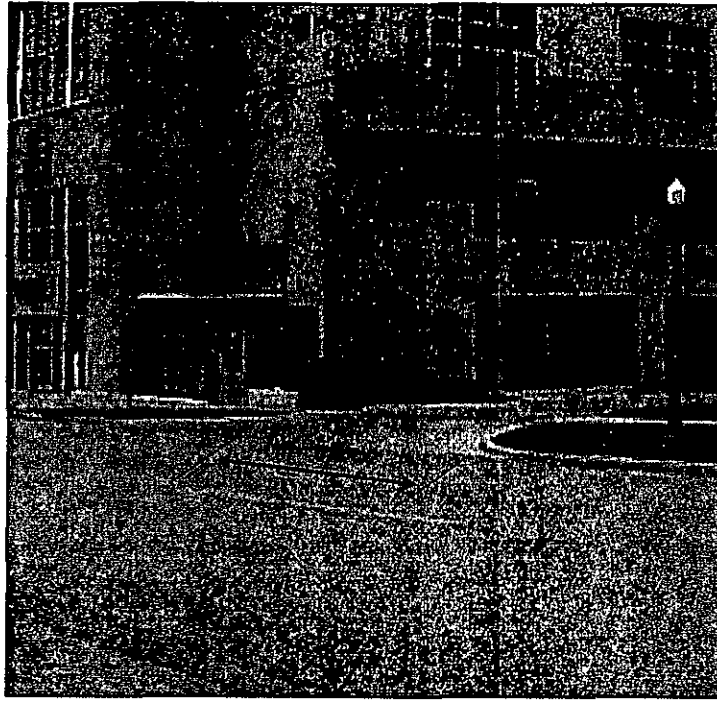
2.2 Promote shade through the awnings, overhangs, or loggias



## 2.0 Commercial Guidelines

### Goal 2: Enhance the streetscape

#### 2.3 Minimize driveway widths and curb cuts



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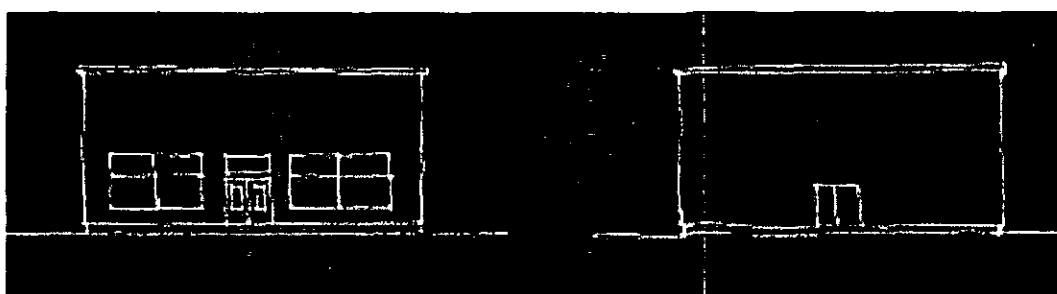
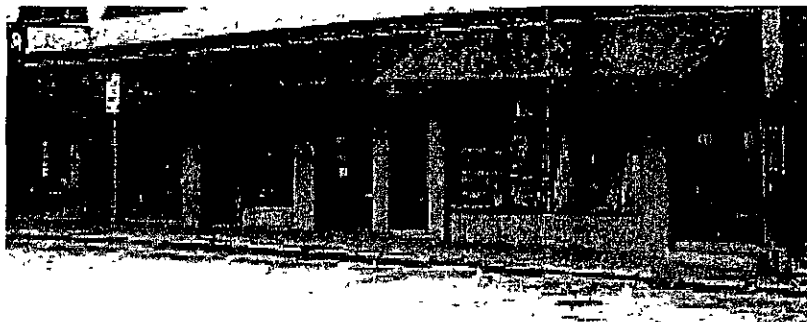
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## 2.0 Commercial Guidelines

### Goal 2: Enhance the streetscape

#### 2.4 Promote openness to the street

##### 2.4.1 Windows



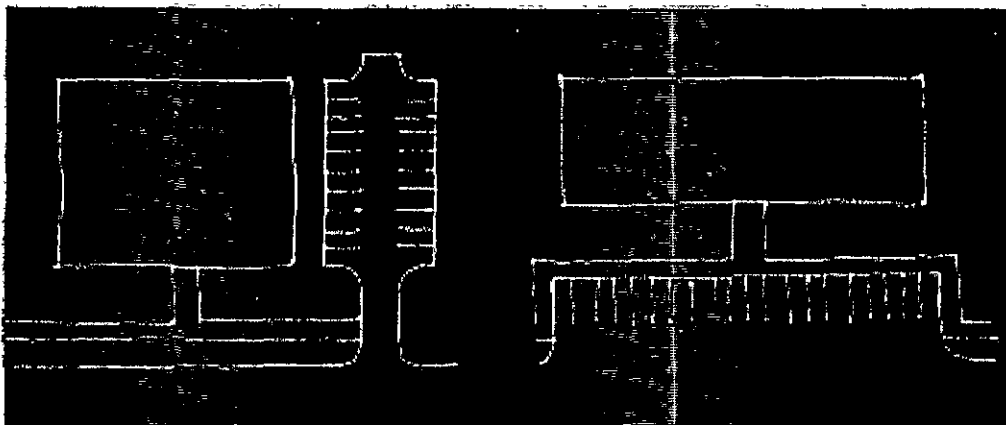
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## 2.0 Commercial Guidelines

### Goal 2: Enhance the streetscape

2.5 Promote parking on the side or rear in lieu of the front



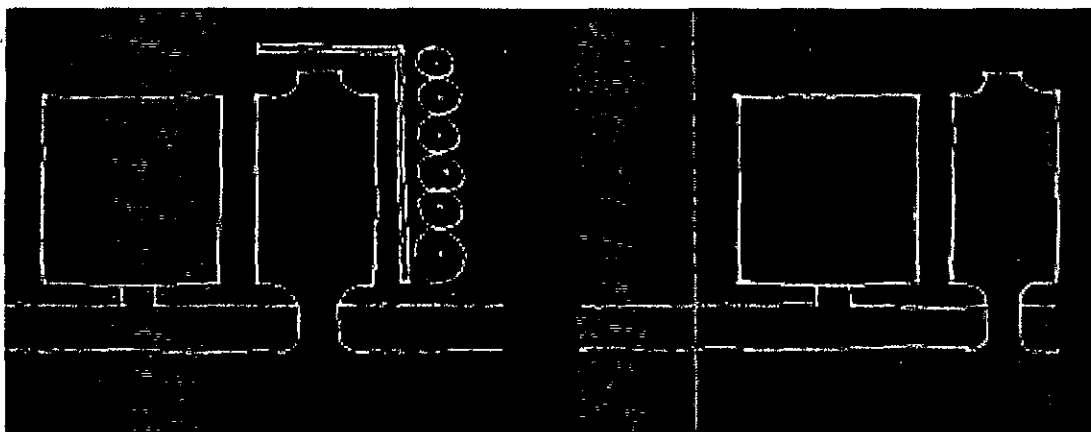
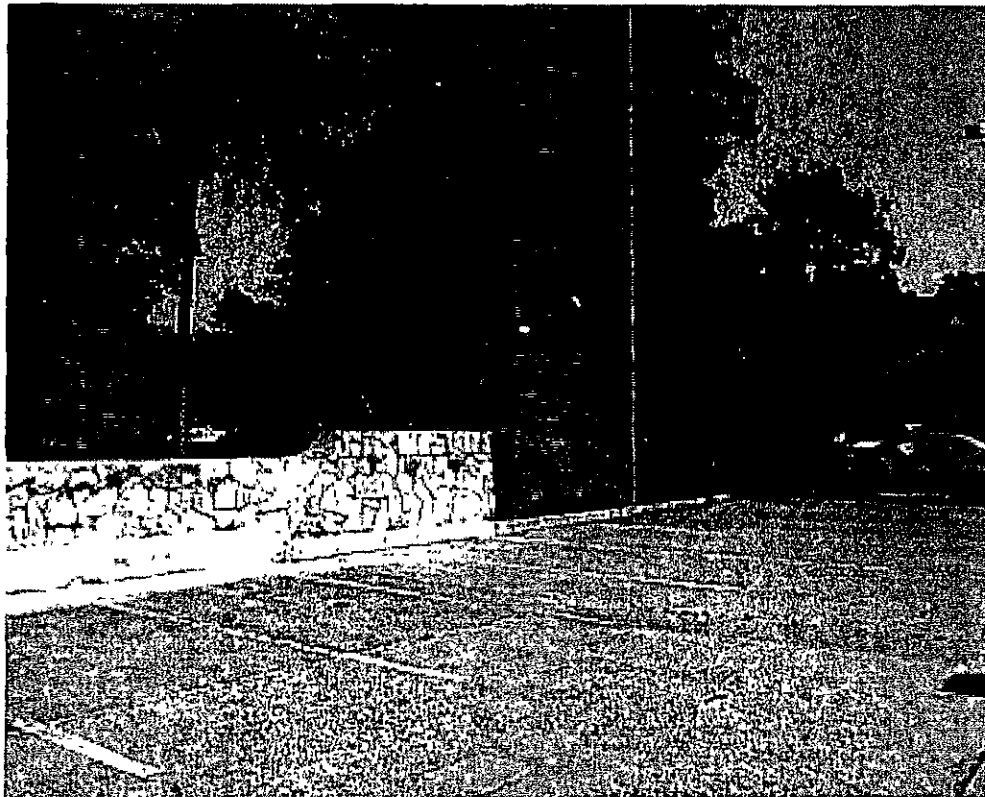
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## 2.0 Commercial Guidelines

### Goal 3: Avoid conflict between allowed land uses

#### 3.1 Buffer parking and loading zones



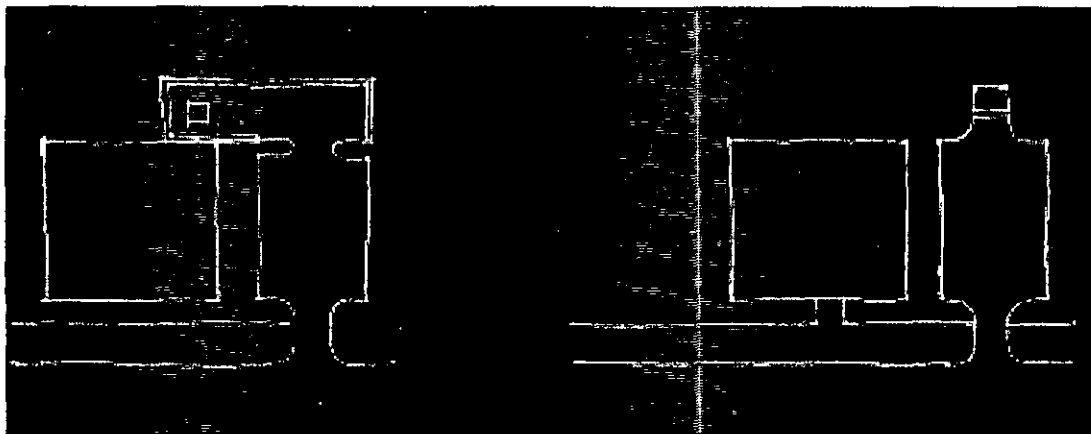
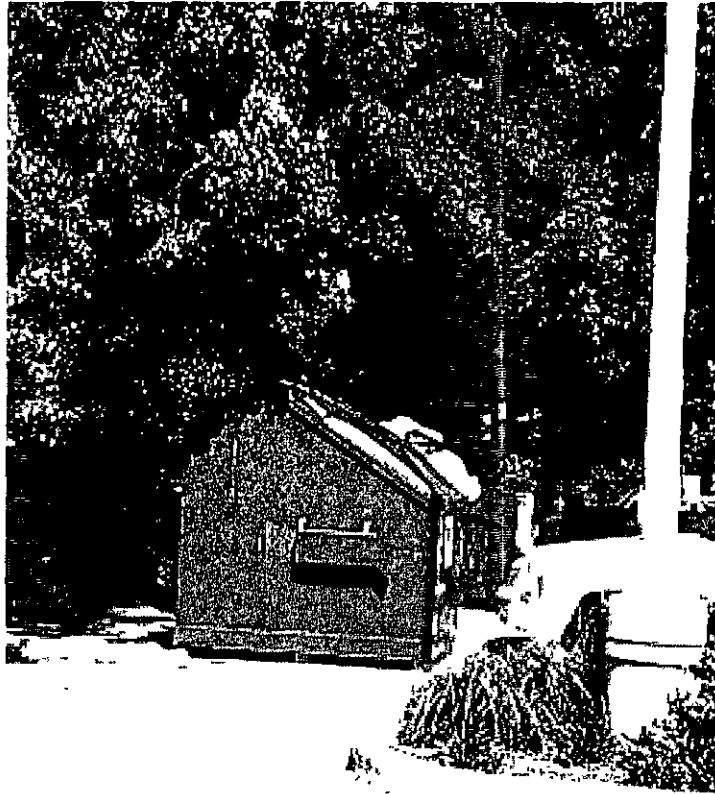
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## 2.0 Commercial Guidelines

### Goal 3: Avoid conflict between allowed land uses

#### 3.2 Isolate sources of noise



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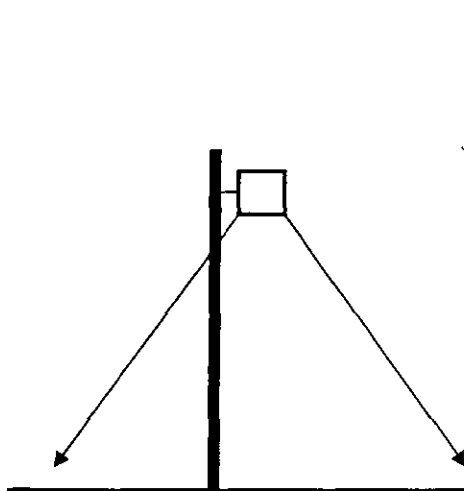
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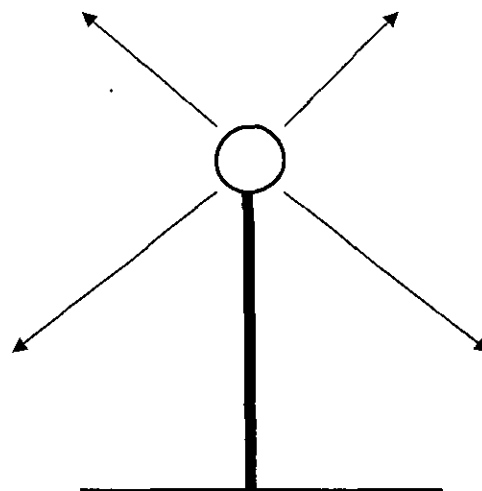
## 2.0 Commercial Guidelines

### Goal 3: Avoid conflict between allowed land uses

#### 3.3 Minimize light pollution



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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BAUGH-COLBY HOUSE LOCATED AT 1102 ENFIELD ROAD IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-HISTORIC-NEIGHBORHOOD PLAN (MF-3-H-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-historic-neighborhood plan (MF-3-H-NP) combining district on the property described in Zoning Case No. C14H-05-0017, on file at the Neighborhood Planning and Zoning Department, as follows:

The south part of Lot 29 and the south 105 feet of the east 13.5 feet (average) of Lot 28, Outlots 6-8, Division Z, Enfield A Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 44, of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Baugh-Colby House, locally known as 1102 Enfield Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

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**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2006

**PASSED AND APPROVED**

\_\_\_\_\_, 2006

§  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

**DRAFT**